



Agenda Abstract PLANNING BOARD

Meeting Date: December 21, 2023
Department: Planning and Economic Development Division
Agenda Section: 5E
Public hearing: Yes
Date of public hearing: January 18, 2024 (tentative)

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance (UDO) text amendment (staff initiated):

- Section 5.2.8.1 – 5.2.8.2 *Dwelling, Accessory*
- Section 5.2.18.1 *Home Occupation*

Attachments:

1. UDO sections listed above, as proposed to be amended

Summary:

The UDO currently caps the size of accessory dwelling units (ADUs) at 50% of the primary dwelling’s heated living area or 800 square feet, whichever is less. This creates a “small house penalty.” In other words, the regulation works well for larger primary homes but is less accommodating to smaller ones, as illustrated in this table:

| Examples of Maximum ADU Sizes (Current UDO) | |
|---------------------------------------------|----------------------------|
| Primary Dwelling Size (sq. ft.) | Maximum ADU Size (sq. ft.) |
| 900 | 450 |
| 1,100 | 550 |
| 1,200 | 600 |
| 1,600 | 800 |
| 2,000 | 800 |
| 2,500 | 800 |

This amendment proposes changes to ADU regulations to create more flexibility for smaller primary homes. Minimum setbacks and location requirements for detached ADUs are also proposed. Changes to Section 5.2.18.1 *Home Occupation* are included as well since home occupations are allowed in ADUs.

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1:
Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.
- Strategy:
Ensure that land use and redevelopment regulations are aligned with preferred future land use and growth patterns.

Financial impacts:

None.

Staff recommendation and comments:

Send the proposed text amendment to the joint public hearing on January 18, 2024, after which the Planning Board may make a recommendation to approve the amendment.

Action requested:

Send the proposed text amendment to the joint public hearing on January 18, 2024.