



# Accessory Dwelling Units

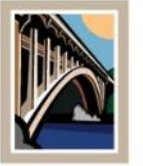
Community Workshop Presentation

February 12, 2020



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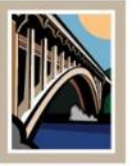
# Topics - Citywide



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- Introduction
- What is an ADU/JADU?
- Benefits of ADUs
- Major Issues
- New ADU Laws
- Effects on HOAs
- Regulation Comparison
- Objective Design Standards
- Current Standards
- Proposed Design Standards
- Example ADUs
- Questions

# Topics – Historic District



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- Current Standards
- HD Building Styles
- ADU in the District
- Proposed New Design Standards
- Standards Example
- Questions

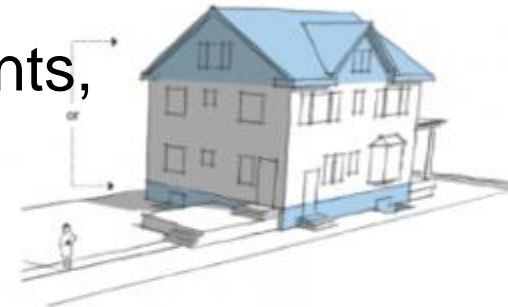
# What is an ADU?



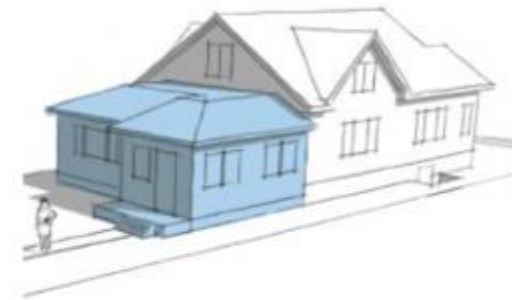
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- A smaller, independent residential dwelling unit located on same lot as home
- Also referred to as accessory apartments, secondary suites, and granny flats
- Can consist of:
  - converted portions of existing homes (internal/attached ADU or JADU;)
  - additions to new or existing homes (attached ADU)
  - new stand-alone accessory structures (detached ADU)

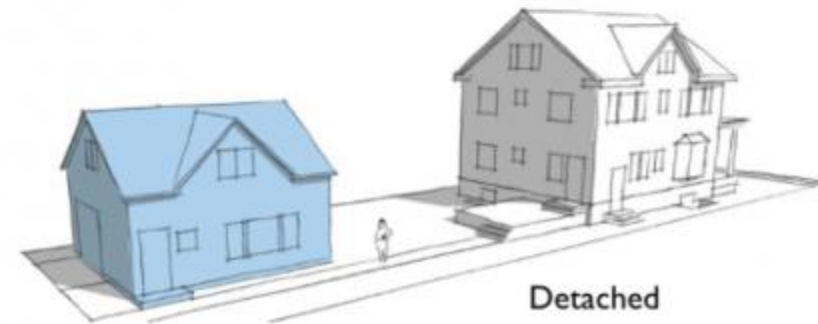
## What is an ADU?



Internal

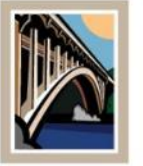


Attached



Detached

# What is a Junior ADU?

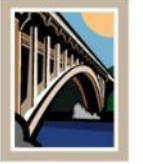


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- A junior ADU (JADU) is a small ADU
- Limited to no more than 500 sf
- Must be converted bedroom in existing home
- Must have efficiency kitchen
  - Sink and drain
  - Microwave or hot plate
- Separate or shared bathroom allowed
- Must have exterior entrance



# Benefits of ADUs

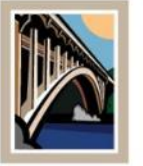


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- Affordable
- Built with cost-effective wood frame construction
- A source of income for homeowners
- Well-suited for couples, extended families, friends, young people, and seniors
- As much living space as many newly built apartments and condominiums
- Allows seniors to age in place as they require more care.



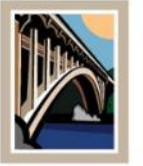
# Major Issues



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- Size, scale and massing
- Height and privacy
- Lack of parking
- Design and neighborhood compatibility
- Impact to alleys
- Impact to infrastructure

# Key Provisions of New ADU Laws

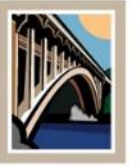


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- Must allow 800 sf, 16-foot tall ADU with 4-foot side and rear setbacks
- Must be allowed in all residential zones
- Must allow up to 1 JADU and 1 detached ADU on single-family zoned site
- Must allow up to 2 detached ADUs on multi-family zoned site
- Lowest maximum size is 850 sf for 1 bedroom and 1,000 sf for 2-bedroom
- Attached ADUs can be 50% of primary home up to 1,200 sf
- Lowest maximum height is 16 feet
- Required side and rear setbacks of no more than 4 feet



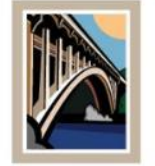
# Key Provisions of New ADU Laws (cont.)



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- If garage converted to ADU, cannot require replacement parking
- If existing building/zoning issue, cannot require fix before ADU approved
- ***Cannot use design standards for 800 sf and 16-foot tall ADU***
- Can use design standards for larger/taller ADUs
- Must use objective design standards
- Cannot rent ADU for less than 30 days – no short-term rentals
- Staff level review; no involvement of HDC, PC or Council

# Effect on HOAs and CC&Rs



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- Homeowner Associations (HOAs) and adopted Covenants, Conditions and Restrictions (CC&Rs) can no longer:
  - Prohibit ADUs and JADUs
  - Require covered or enclosed parking for an ADU
  - Prohibit ADU parking on driveway
  - Prohibit tandem parking for an ADU
  - Enforce landscaping standards that prohibit construction of an ADU
  - Do anything that would prohibit development of an 800 sf, 16-foot tall ADU with 4-foot side and rear yard setback
- HOAs and CC&Rs can:
  - Require certain design standards (except for ADUs 800 sf and 16-ft tall or less)
- City not involved in discussions/disputes between homeowner and HOA

Development Standard	Historic District Regulations		
	Citywide Regulations (17.105)	(17.52 and 17.105)	New State Regulations
Permitted Zones	R-1-L, R-1-ML, R-1-M	Residential and mixed-use primary area and subareas	Any residential zone
Minimum Lot Size	6,000 sf	6,000 sf	None
Max Unit Size (Detached)	1,200 sf	1,200 sf	850 sf (1 BR) or 1,000 sf (2 BR)
Max Unit Size (Attached)	50% of home up to 1,200 sf	50% of home up to 1,200 sf	50% of home <u>up to 1,200 sf</u>
Level of Approval	Ministerial (Staff Level)	Ministerial (Staff Level)	Ministerial (Staff Level)
Max. Number per SFR Parcel	1	1	2
Max City Review Time	120 days	120 days	60 days
Parking	1 off-street space/ 0 spaces near transit	0 off-street spaces	1 off-street space/0 spaces near transit. No replacement parking for garage conversions.
Setbacks	Same as rest of SF Zone; min. 5 feet	Same as rest of zone; min. 5 feet	Lot coverage does not apply. Max. setback is 4'
Height	No higher than main home or 35' whichever is lower	No more than 5' taller than main home	No less than 16'
Owner-Occupancy?	Yes	No	No; sunsets in 2025
Rental Restrictions?	None	None	No short-term rentals
Garage Conversions?	No	No	Yes



# What is an objective design standard?

- Different from a design guideline
- No personal or subjective judgement
- Can be verified using a standard such as a specific measurement or code requirement
- Project either meets the standard or it does not

# City's Current Design Standards



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## Citywide standard - An ADU shall:

- Be architecturally and aesthetically compatible with adjacent buildings
- Be subsidiary in mass and scale to the primary dwelling unit
- Be consistent and architecturally appropriate in terms of materials, colors, building elements, and building mass
- Emphasize the primary/secondary nature of the buildings' relationship to each other
- Ensure the privacy of neighboring parcels.
- Take special care concerning the location and orientation so that it does not reduce the privacy otherwise enjoyed by residents of an abutting property. Considerations shall include:
  - Slope or grade of the lot, placement of windows, decks, balconies, and landscape.

**TOO VAGUE**

# Proposed Citywide Design Standards\*



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## Citywide standard - An ADU shall:

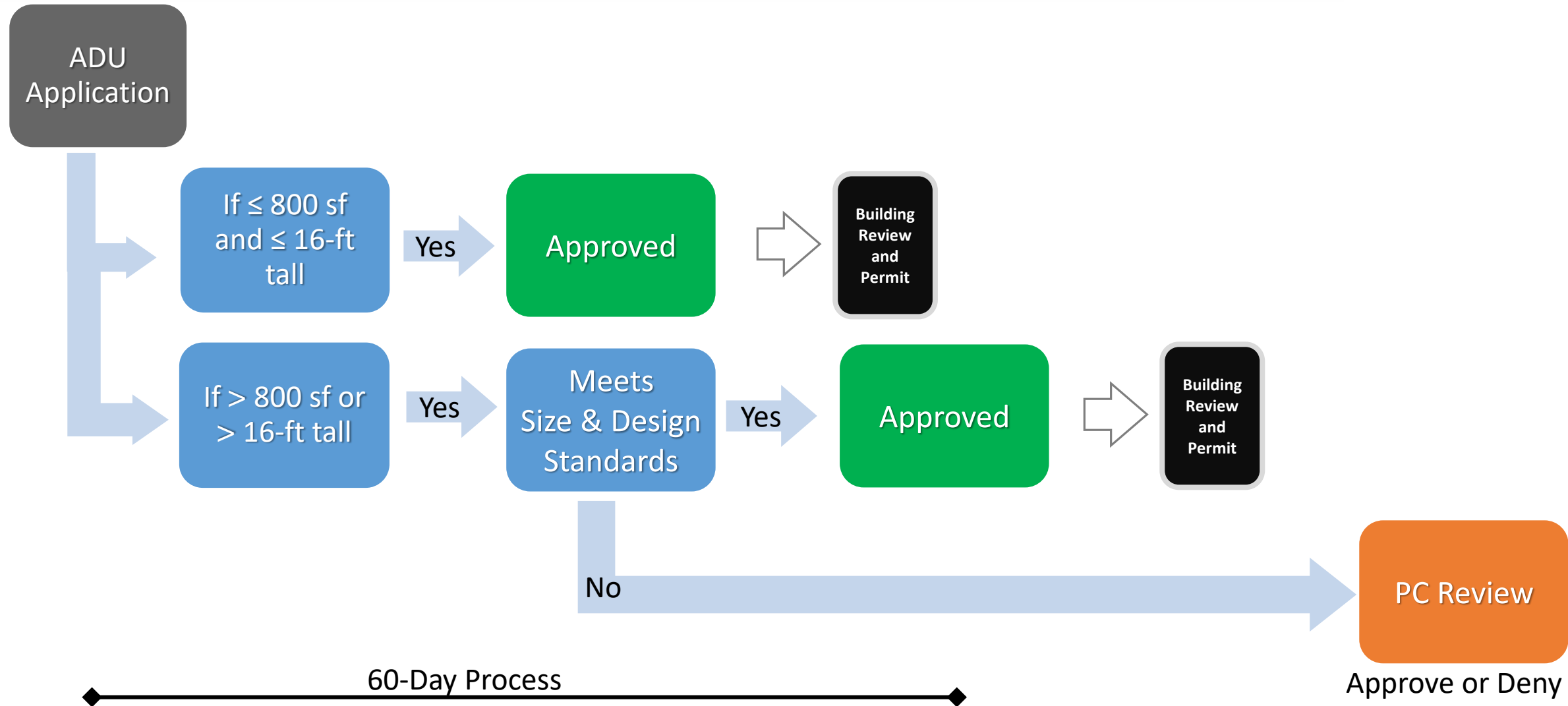
- Meet objective design standards for the zone in which it is located (new Zoning Code)
- Height cannot be taller than primary home and not more than max height of zone (typically 35 feet)
- Must match architectural materials, color, trim, doors and windows of primary home
- No blank walls
- Have on walls of 2-story ADUs or ADUs built on garages facing adjacent properties either: 1) glazed windows; or 2) false windows
- One (1) off-street parking space required
  - May use existing driveway if vehicle does not extend into sidewalk or ROW
  - Tandem parking permitted
  - If ½ mile from bus stop or light rail station then no parking required

*\*Different standards would apply in Historic District*

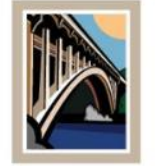
# Proposed Citywide ADU Process



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# Example – Detached ADU

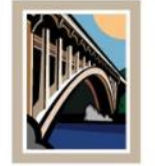


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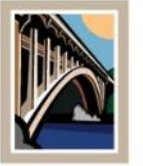
# Example - Detached ADU on Garage



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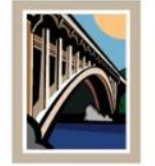
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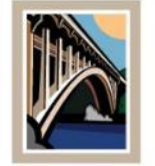
# Example – Detached ADU



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# Example – Converted Garage ADU



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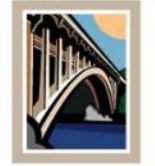
# Example - Attached ADU



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# Example – Would Not Be Allowed

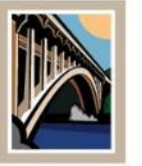


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- Style of ADU different than primary home
  - Different roof pitch
  - Different materials
  - Different architecture

# Example – Would Not Be Allowed

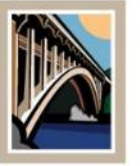


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- Architectural style of ADU different than primary home
- Materials are different than primary home

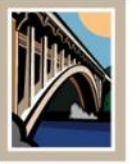
# Key Citywide Questions



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- Are two-story ADUs acceptable?
- Are ADUs over garages acceptable?
- What about proposed approach to privacy?
- Should parking be required?
- Any additional design standards City should consider?
- Should City allow greater variation in style, color, etc. between home and ADU?
- Should maximum size for 2+ bedroom ADU be 1,000 sf?
- Should maximum height be increased or decreased?



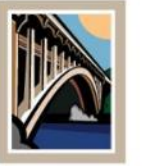


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# ADUs in the Historic District

## ADU Ordinance

# Current Historic District Standards



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In Historic District - An ADU shall:

➤ From Zoning Code Section 17.52.490:

- ✓ Be incidental to the primary use of the site; and
- ✓ Comply with the design standards for the main structure in the primary area and subarea in which it is located.

# Current Historic District Standards

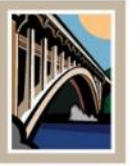


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## From Historic District Design and Development Guidelines

- ✓ Entry doors must be screened from public view from streets.
- ✓ Entrance cannot be located on the same building elevation as the entrance to home.
- ✓ May not exceed max. height in Primary Area or Subarea in which it is located.
- ✓ Should be lower in height than the primary structure when viewed from the street.
- ✓ If the main residence is single-story, height may be up to 5 feet taller than main structure.
- ✓ Must meet design standards of subarea.
- ✓ Must be visually unobtrusive. **[Too Vague]**
- ✓ Must be coordinated in appearance with primary structure. **[Too Vague]**
- ✓ Must consider impact on alleyscape and streetscape and single-family character of neighborhood. **[Too Vague]**
- ✓ Should be located in rear yards using alley access.
- ✓ Attached ADUs should be located to reduce identifiability as additional residences. **[Too Vague]**
- ✓ In Commercial subareas or primary areas should be in rear or above use.

# Historic District Styles



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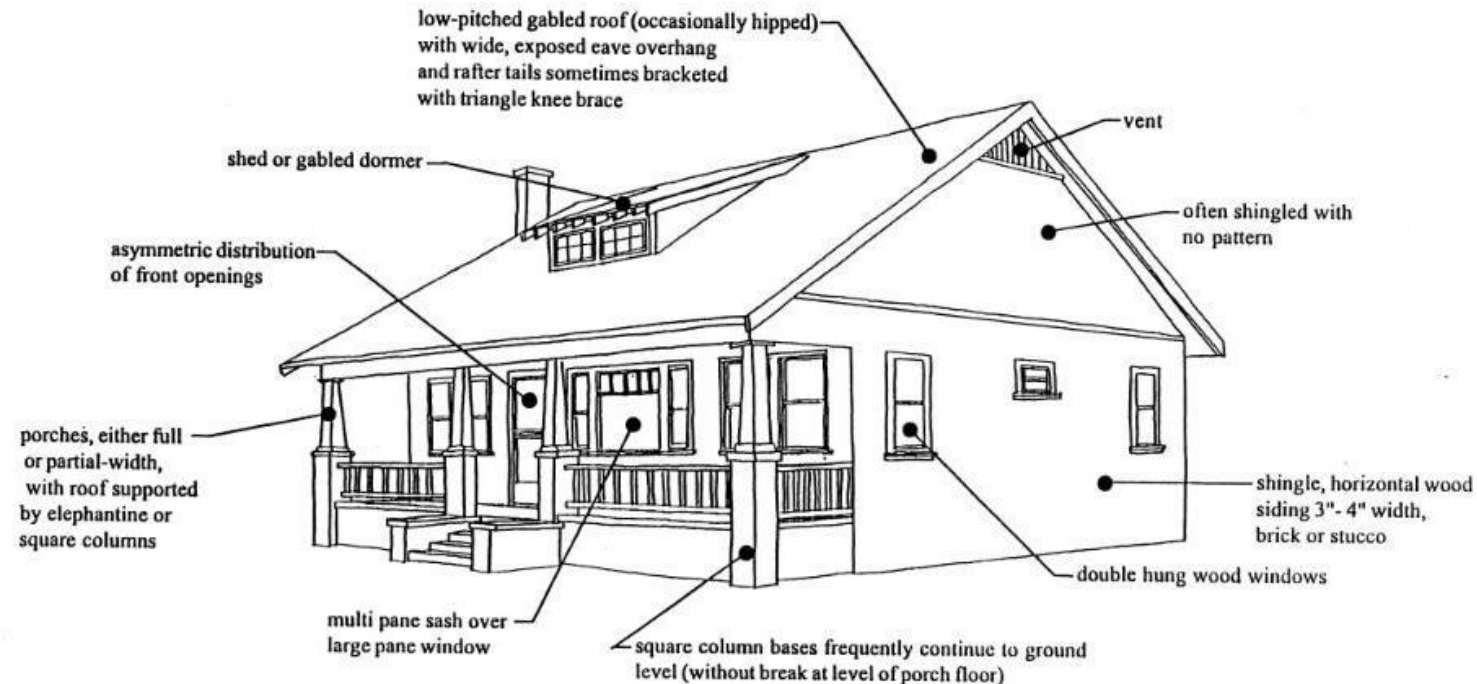
## ➤ Acceptable Styles in Historic District:

- ✓ Craftsman
- ✓ Queen Anne
- ✓ Delta
- ✓ Italianate
- ✓ Spanish Eclectic
- ✓ 1950's Ranch Style (Persifer-Dean and The Preserve subareas)
- ✓ Contemporary (Persifer-Dean and The Preserve subareas)

# Craftsman Style



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## Character-Defining Elements:

- ✓ Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang
- ✓ Exposed roof rafters and decorative beams or braces under gables
- ✓ Prominent single-story entry porch with roof supported by piers/columns with square bases that extend to the ground
- ✓ Sash windows with multiple small panes above single large pane
- ✓ Clapboard or shingle siding and wooden accents

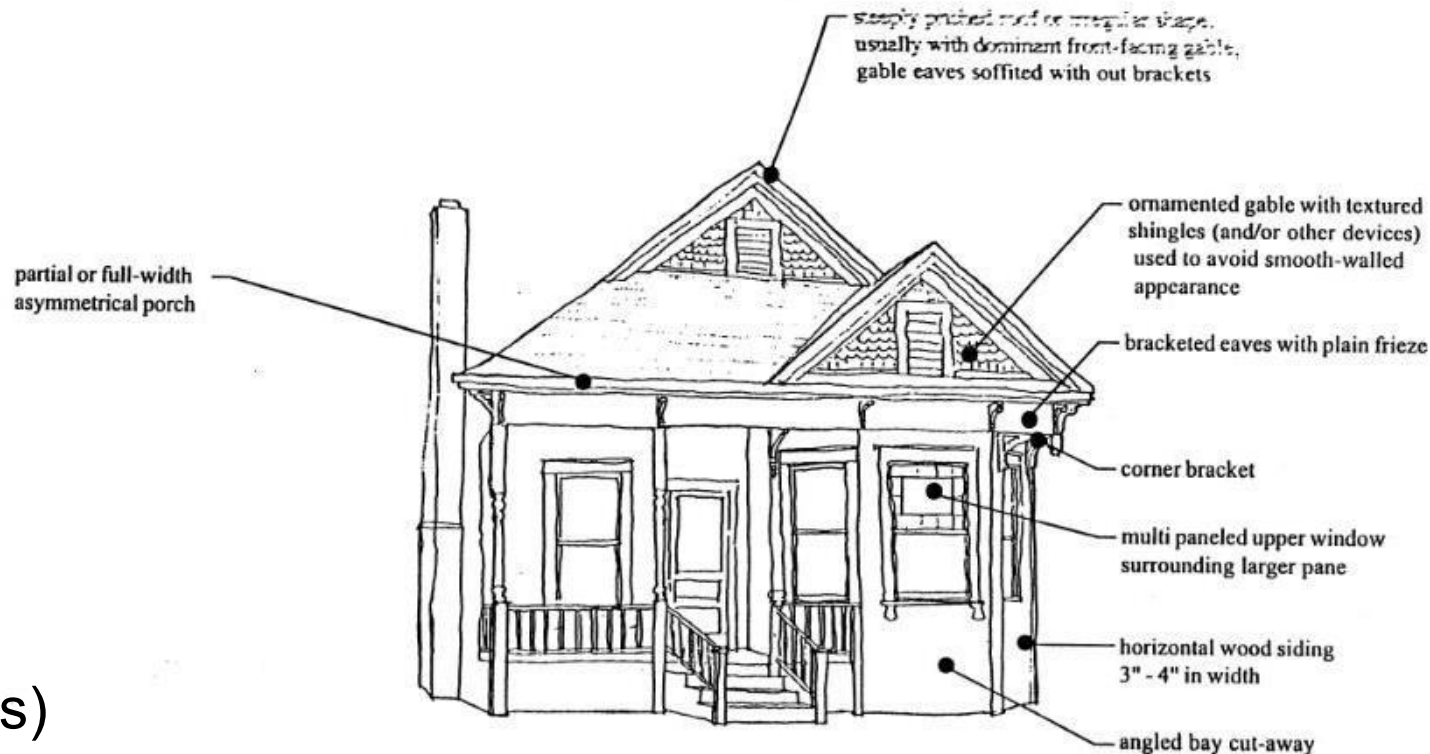
# Queen Anne Style



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## Character-Defining Elements:

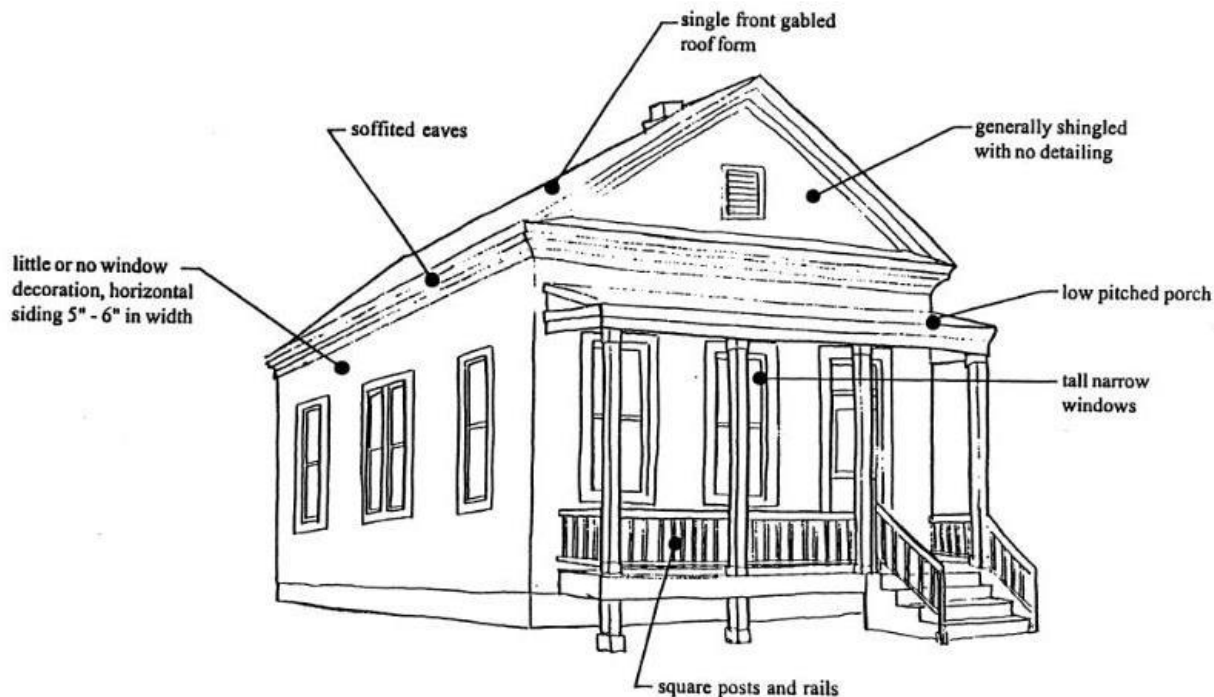
- ✓ Steeply pitched roof with dominant front facing gable
- ✓ Ornamental gable with textured shingles
- ✓ Partial or full-width asymmetrical porch (on one side of front)
- ✓ Multi-paneled upper window surrounding larger window pane
- ✓ Horizontal wood siding (3"-4" inches)
- ✓ Angled bay cut-away



# Delta Style



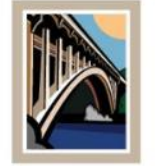
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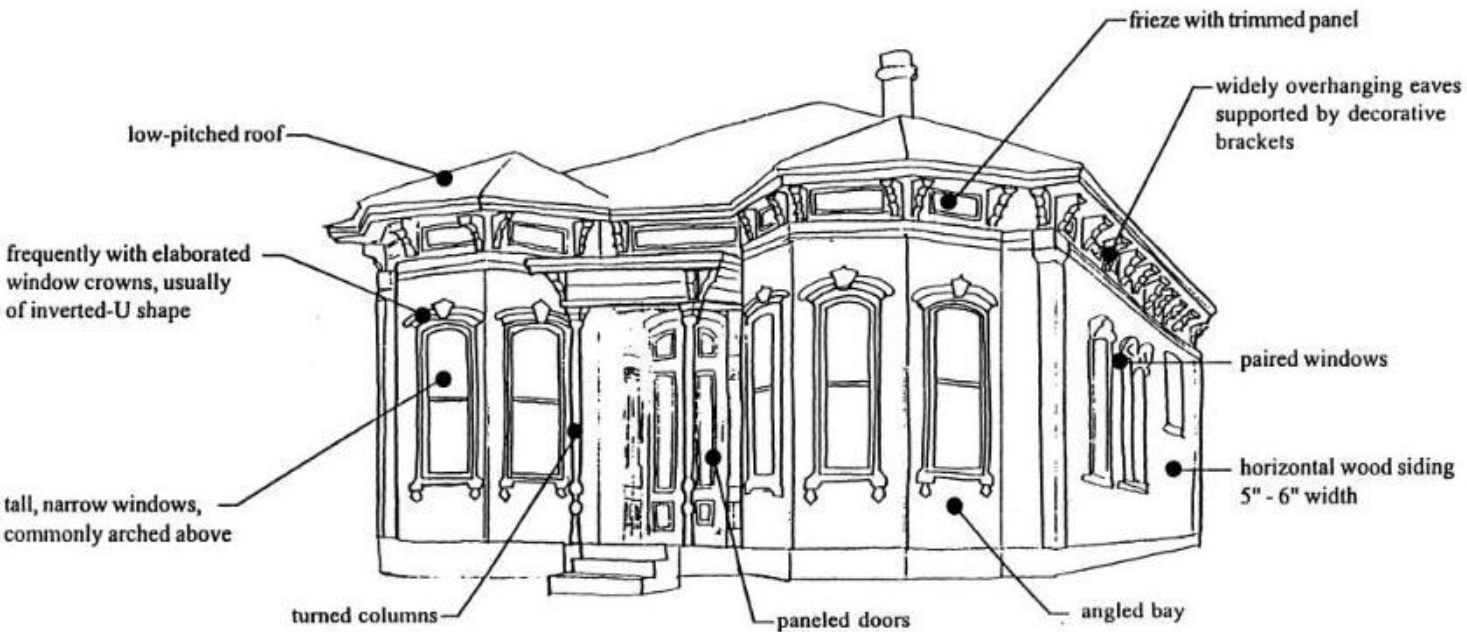
## Character-Defining Elements:

- ✓ Single front gabled roof
- ✓ Soffited eaves
- ✓ Low pitched porch with rails and with roof supported by square posts and that extend to the ground
- ✓ Tall narrow windows with simple trim
- ✓ Horizontal siding 5" to 6" wide

# Italianate Style



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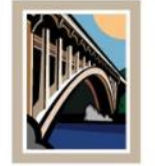


## Character-Defining Elements:

- ✓ Two or three stories
- ✓ Flat or low-pitched hipped roof
- ✓ Moderate to widely overhanging eaves with decorative brackets on trim band beneath
- ✓ Tall, narrow windows, arched above
- ✓ Paneled doors
- ✓ Single-story entry porch
- ✓ Horizontal wood siding (5" - 6" width)



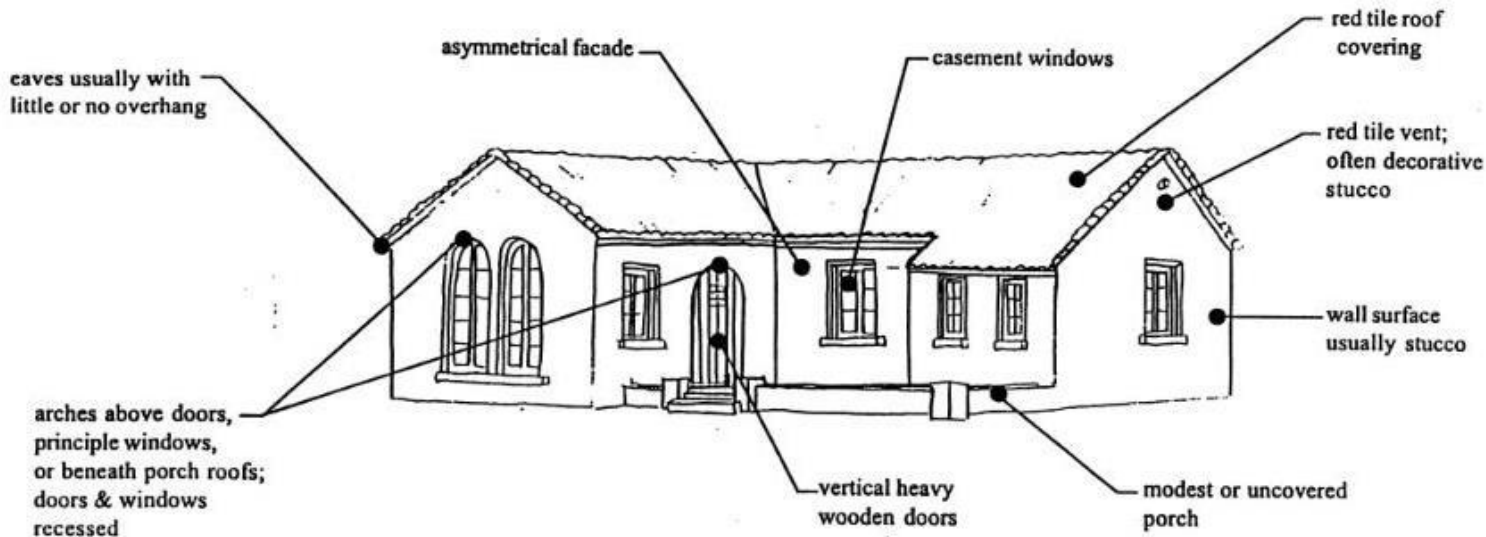
# Spanish Eclectic Style



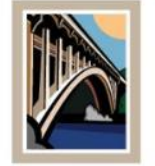
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## Character-Defining Elements:

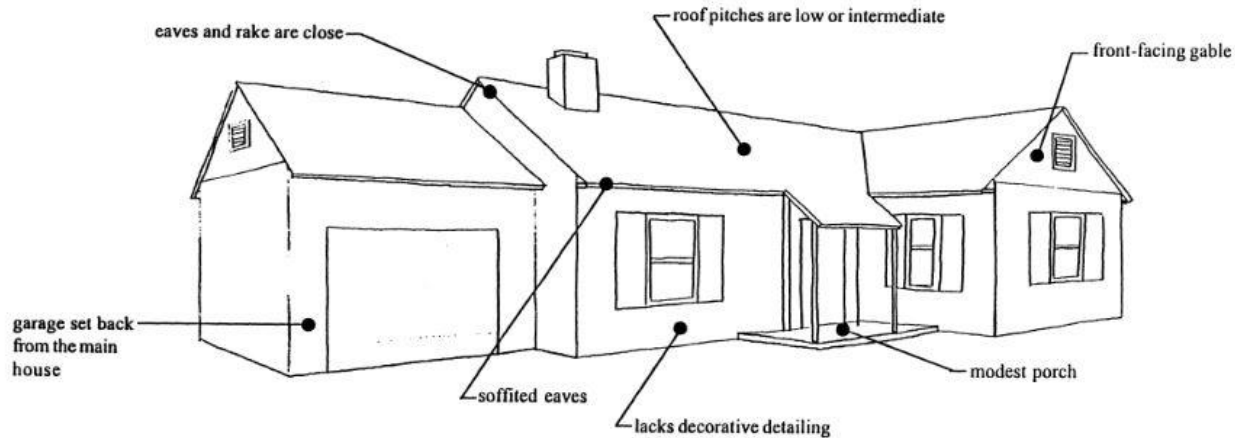
- ✓ Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof
- ✓ Red tile roof covering
- ✓ No or little eave overhang
- ✓ Arches placed above doorways and/or prominent windows
- ✓ Vertical heavy wood doors
- ✓ Stucco wall cladding
- ✓ Red tile vents



# 1950's Ranch Style



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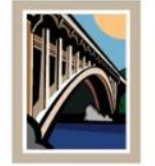


## Character-Defining Elements:

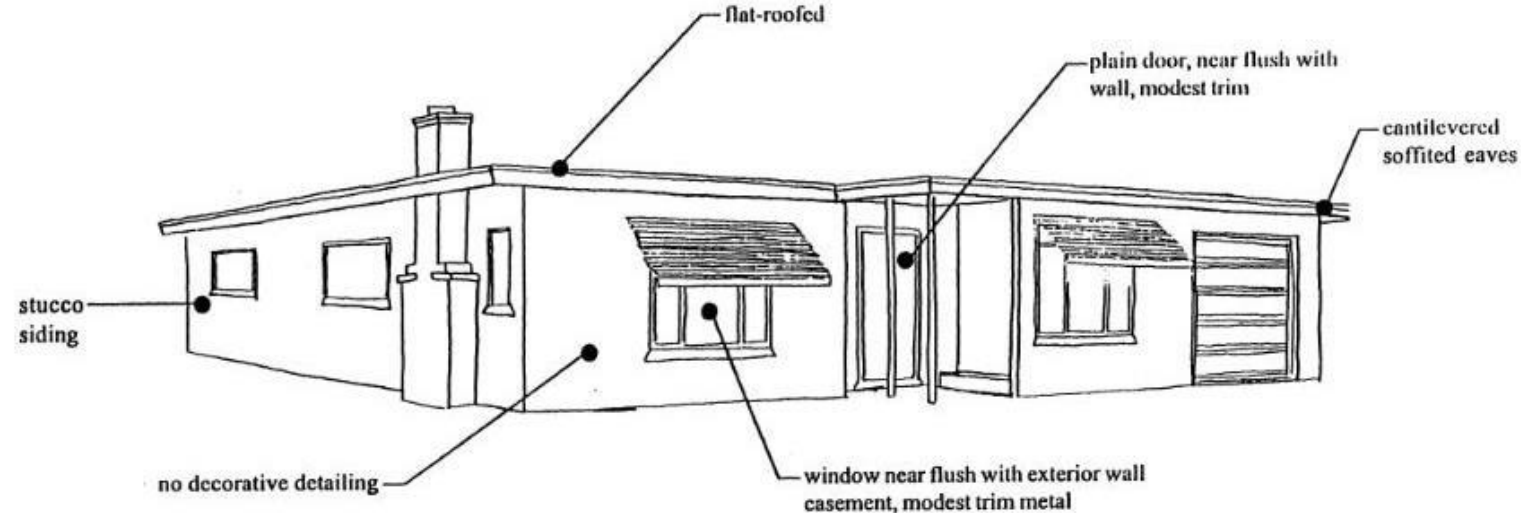
- ✓ Low to intermediate roof pitch
- ✓ Front-facing gables
- ✓ Simple, modest porch
- ✓ Soffited eaves
- ✓ Garage setback from main home
- ✓ Lack of decorative wall detailing

50s Ranch Style

# Contemporary Style

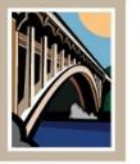


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## Character-Defining Elements:

- ✓ Flat or slanted roof
- ✓ Plain door, near flush with wall
- ✓ Cantilevered soffited eaves
- ✓ Stucco siding
- ✓ Window near flush with wall casement
- ✓ Modest trim around windows

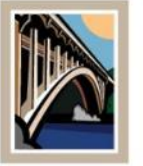


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# Examples of Built ADUs

## ADU Ordinance

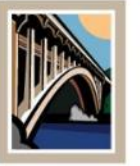
# Recent ADUs in Historic District



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- Most are 2-stories
- Built over garage
- Generally use same materials as primary home
- Architectural details on the front
- Sides and rear are sometimes tall and lack detail

# Example – 1-Story Detached ADU



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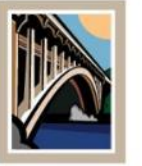
# Example – 1-Story Detached ADU



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# Example - Detached ADU on Garage

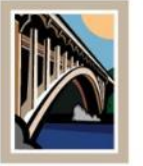


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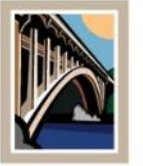
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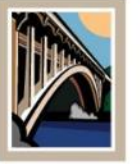
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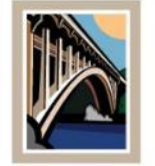
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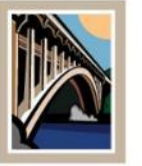
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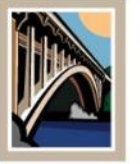


# Example - Detached ADU on Garage



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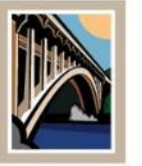


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# Examples of Historic Style ADUs

## **ADU Ordinance**

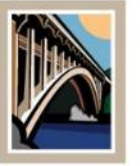
# Example - Detached ADU



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# Example - Detached ADU

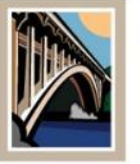


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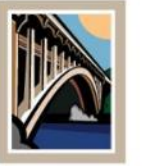
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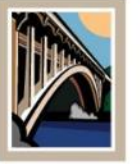
# Example - Detached ADU



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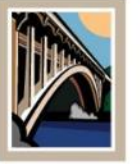
# Example - Detached ADU



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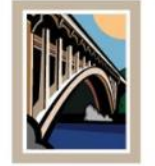
# Example - Detached 2-Story ADU



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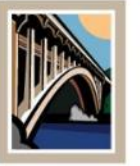
# Example - Detached 2-Story ADU



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# Example - Detached ADU on Garage



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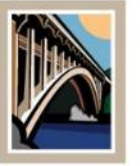
# Example - Detached ADU on Garage



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# Proposed Standards for HD ADUs

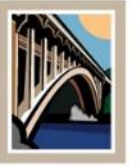


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- Must meet objective design standards of HD Zone (in new Zoning Code) if ADU > 800 sf or > 16-ft tall
- Must select one of allowed styles in subarea/zone
- Design must include all required design elements of chosen style
- If alternative design proposed and ADU > 800 sf and > 16 ft tall, then discretionary review required including Commission review
- Height limit is no taller than primary structure unless lower than 16-feet and no taller than 20 feet



# Proposed Standards for HD ADUs (cont.)



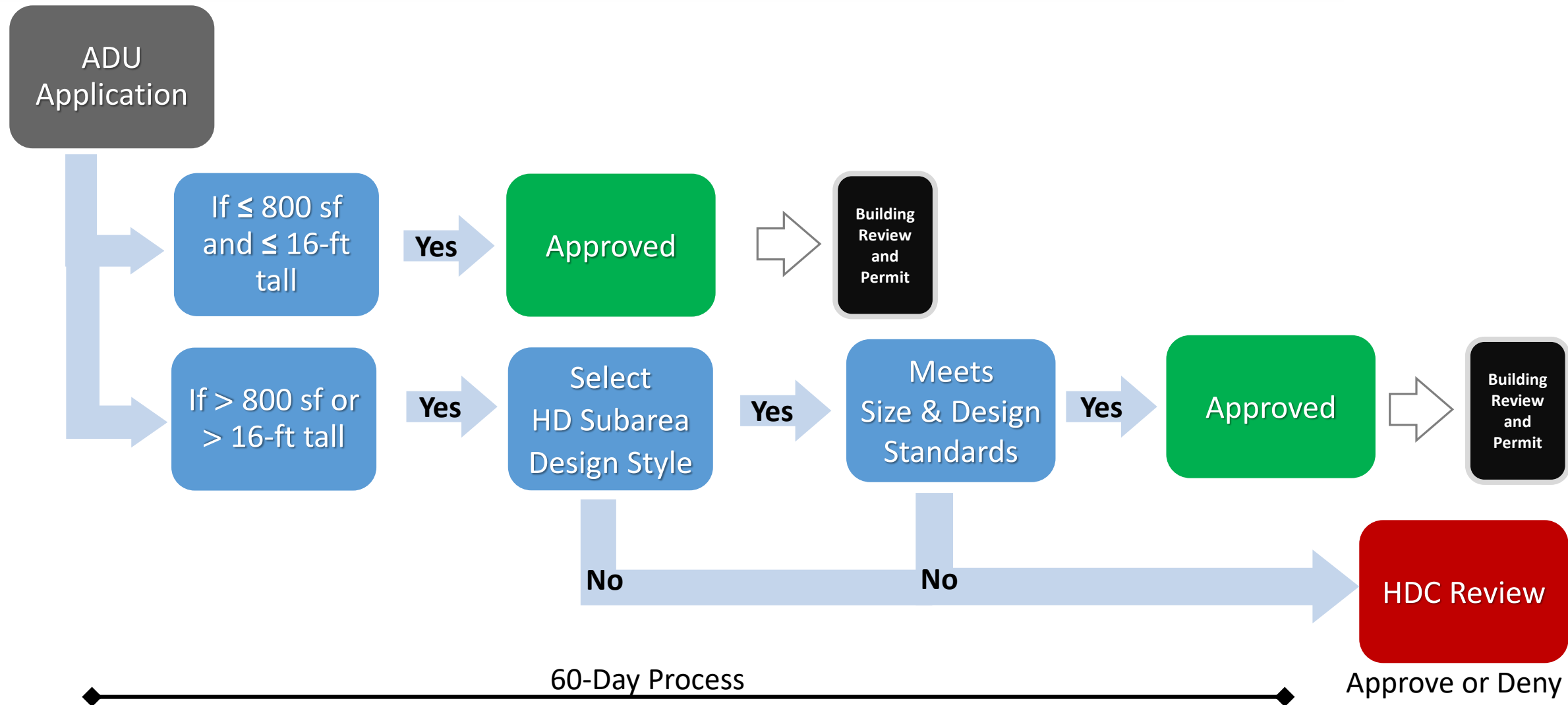
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- No blank walls
- Walls of 2-story ADUs or ADUs built on garages facing adjacent properties must have either: 1) glazed windows; or 2) false windows
- ADU must be at least 150 sf
- ADU can be no greater than 850 sf if 1-bedroom or 1,000 sf for 2-bedroom
- Limit garage size in Historic District to 2-car garage (no more than 650 sq. ft.)
- Cannot be located in front of primary structure if ADU > 800 sf or > 16 ft tall
- Colors must match those of primary structure

# Proposed HD ADU Process



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# Proposed Design Standard Checklist: CRAFTSMAN STYLE



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Entry porch with tapered columns with square bases (Optional)



Horizontal siding

Shed dormer (Optional)



Double-hung sash window



Exposed rafters and braces under gables

Low-pitch gable roof with overhang

## Design Standards:

- A roof pitch between 2/12 and 4/12
- Gable or side-gable roof with unenclosed eave overhang
- Exposed roof rafters or braces under gables
- Double hung windows with smaller panes above large pane
- Horizontal siding that is 3" - 4" inches wide
- Optional: Shed or gabled roof dormer
- Optional: Entry porch with roof supported by tapered columns with square bases that extend to the ground

# Proposed Design Standard Checklist: QUEEN ANNE STYLE



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Fish scale shingles with vent at end of forward-facing gable



High pitched hipped roof with cross gables



Horizontal siding

Entry porch with narrow columns  
(Optional)



Vertical  
double hung  
windows

## Design Standards:

- A roof pitch between 5/12 and 11/12
- Hipped roof or gabled roof
- Fish scale shingles with window or vent at gable end
- Vertical rectangular double hung windows with small pane above large pane
- Horizontal siding that is 3" - 4" inches wide
- Optional: Forward-facing gable
- Optional: Entry porch with narrow columns

# Key Historic District Questions



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- Are two-story ADUs acceptable?
- Are ADU over garages acceptable?
- Are certain garage sizes acceptable?
- Should maximum height be the same, lower or higher than primary home?
- Should design standards be based on styles in HD subareas?
- Can ADU be a different style than primary home?
- What about proposed approach to privacy?
- Should ADUs be banned on or adjacent to listed historic properties?
- Should City allow greater variation in style, color, etc. between home and ADU?
- Additional design standards City should consider?