



ACCESSORY DWELLING UNITS



WHY ENCOURAGE ACCESSORY DWELLING UNITS?

- Maximize public infrastructure investment
- Increase mobility alternatives leading to a reduction in green house gas emissions and energy (fuel) use
- Housing for aging parents and/or young adult children
- Affordable work force housing

TERMINOLOGY

- Accessory dwelling unit (ADU)
- Granny flats
- Elder cottage housing opportunities (ECHO)
- Mother-daughter residences
- Secondary dwelling units



STRUCTURE TYPES

- Accessory dwelling units may be incorporated within or added onto an existing house, garage, or other accessory structure, or may be built as a separate, detached structure on a lot where a single-family dwelling exists.
- A legally permitted unit in the home is called an accessory dwelling unit (ADU). A legally permitted unit on the property (but not within the home) is called a backyard cottage or detached accessory dwelling unit (DADU).
- Typically prohibited structures: mobile homes, RVs, sheds



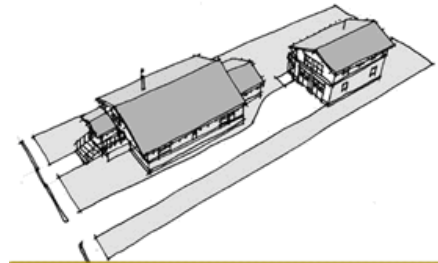
ZONING CONTENTS

- Purpose statement
- Description of the residential districts in which ADUs will be permitted
- Definition of accessory dwelling unit
- Design and development standards



UNDERLYING ZONING APPLIES

- Keep existing dimensional standards, may permit minor modifications
- Update definition of one structure on one lot to permit ADU; require both ADU and home to be on same lot
- May exempt ADU from density requirements



Detached two-story ADU over garage
Photo provided by City of Santa Cruz ADU Manual,
RACESTUDIO

PURPOSE STATEMENT

- Create new housing units while respecting the look and scale of single-family dwelling development;
- Increase the housing stock in existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
- Provide a mix of housing options that responds to changing family needs and smaller households;

APPLICABILITY

- Identify districts in which ADUs will be permitted
- Identify permitting process, if required; add ADU-specific review criteria to process if necessary
- Ensure sufficient water and sewer



SIZE

- Most regulations have maximum size limits – range is 500 sq. ft. to 1,000 sq. ft.
- Some also have a minimum size limits or refer to building code minimum



A blue van with a white awning and patio furniture is parked at night. The van has a white door on the side that is open, revealing the interior. There is a small table and two chairs in front of the van. The background shows trees and a string of warm white lights hanging from a tree. A street lamp is visible on the left side of the image.

OWNERSHIP AND OCCUPANCY

- Owner occupancy required for some or all of the year, may list exceptions for long-term absence
 - Job assignment
 - Illness/care facility
 - Sabbatical
- Deed restriction
- No separate sale of either unit
- Address short-term rental limits

DESIGN STANDARDS PURPOSE

- These design and development standards are intended to ensure that accessory dwelling units:
 - Are compatible with the desired character and livability of the residential zoning districts and [jurisdiction's] neighborhoods;
 - Respect the general scale of buildings and placement of structures to allow sharing of common space on the lot, such as yards and driveways; and
 - Are smaller in size than the principal dwelling on the site.



DESIGN STANDARDS

- Location of entrances
 - Primarily for front wall of main structure
- Exterior design

An ADU shall be designed to maintain the architectural design, style, appearance, and character of the main building. If an attached ADU extends beyond the current footprint or existing height of the principal dwelling, such an addition must be compatible with the existing facade, roof pitch, siding materials, and windows as approved by the Director



PARKING

- Typically one space for ADU; may eliminate if:
 - On-street parking available
 - Transit available
 - Tandem parking available
 - No parking requirement in district





HOME OCCUPATIONS

DECIDE IF HOME OCCUPATIONS ARE PERMITTED IN ADU

REGISTRATION

- A design/construction review process to ensure compliance with code
- Occupancy permit/use permit/business license
- Check owner-occupancy before occupancy
- Bring-in nonconforming ADUs
- Permitting system has two purposes:
 - Inventory ADUs in place
 - Allow for enforcement, violation or complaint