

Infrastructure Considerations:

Maintaining or increasing the number of people per household unit as well as number of households per lot in existing residential areas reduces the costs for municipalities to extend utilities and services outward for new housing development, and preserves land. Municipalities gain additional tax revenue to pay for the maintenance of existing roads, sidewalks electrical lines, sanitary sewer, and municipal services such as emergency assistance and trash collection. However, the weighing of the capacity of all forms of infrastructure to serve current and new users must be considered when evaluating potential sites for increased densification.

Sanitary sewer may be the biggest impediment to ADUs. Many of Columbia's central city neighborhoods are served by private common collectors, many of which are failing to meet wastewater demands placed on them by existing residential users. While the City is working to replace or repair these sanitary sewer lines with public sewers, it may be many years before all of these projects are completed. In the meantime, it is recommended that the addition of ADUs be limited to sites that are served by public sanitary sewers to prevent additional sewer from overwhelming failing or capacity restricted systems.

Other Considerations/Typical Standards:

Community Development staff has conducted a review of several accessory dwelling best practices reports and ordinances from around the nation, and compiled the following list of criteria and standards that commonly appear in such ordinances for consideration. The following themes are meant to represent what *could* be addressed in an ordinance revision. It may be desirable to omit or modify language to better suit the needs of the community.

Occupancy regulations:

May require owner occupancy in one of the units and may limit the number of individuals living in the ADU

Entrances:

The regulation of entrance locations for each unit, often in regulation to front-facing façade

Parking:

Minimum parking standards

Height, Size and Area:

Regulation of minimum lot size and width; regulation of location of ADU and setbacks; regulation of square footage of ADU; regulation of ratio of size of ADU to principle residence; regulation of size of ADU to rear yard size; regulation of height of ADU in relation to principle residence or other criteria

Architecture:

Regulation of roof pitch, trim, eaves, and windows in relation to principal dwelling or other design guidelines

Registration and Building Permits:

Regulation of building permit issuance may require an application first to be made to the Building and Site Development Division of the Community Development Department, including a plot plan showing existing buildings and proposed accessory dwelling location, in addition to the above-listed criteria

Other Conditions for Considerations:

- Maximum of one ADU per lot
- Current building code requirements for finished space must be met
- AD not allowed in conjunction with expanded home occupation (i.e., home occupation requiring BOA approval) in principal dwelling
- Lot must have access to public sewer

ADUs in U-C & H-P overlay districts are subject to additional requirements of the overlay.