

MOTHER-IN-LAW HOMES, BACKYARD COTTAGES, AND GRANNY FLATS:

Oh My!

The **INS & OUTS** of Accessory Dwelling Units

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WHAT ARE *The Goals?*

1

Learn about *Accessory Dwelling Units*,
and their *social & environmental* impact

2

Compare ADU ordinances

3

Local ADU standards & procedures

1 ADUs

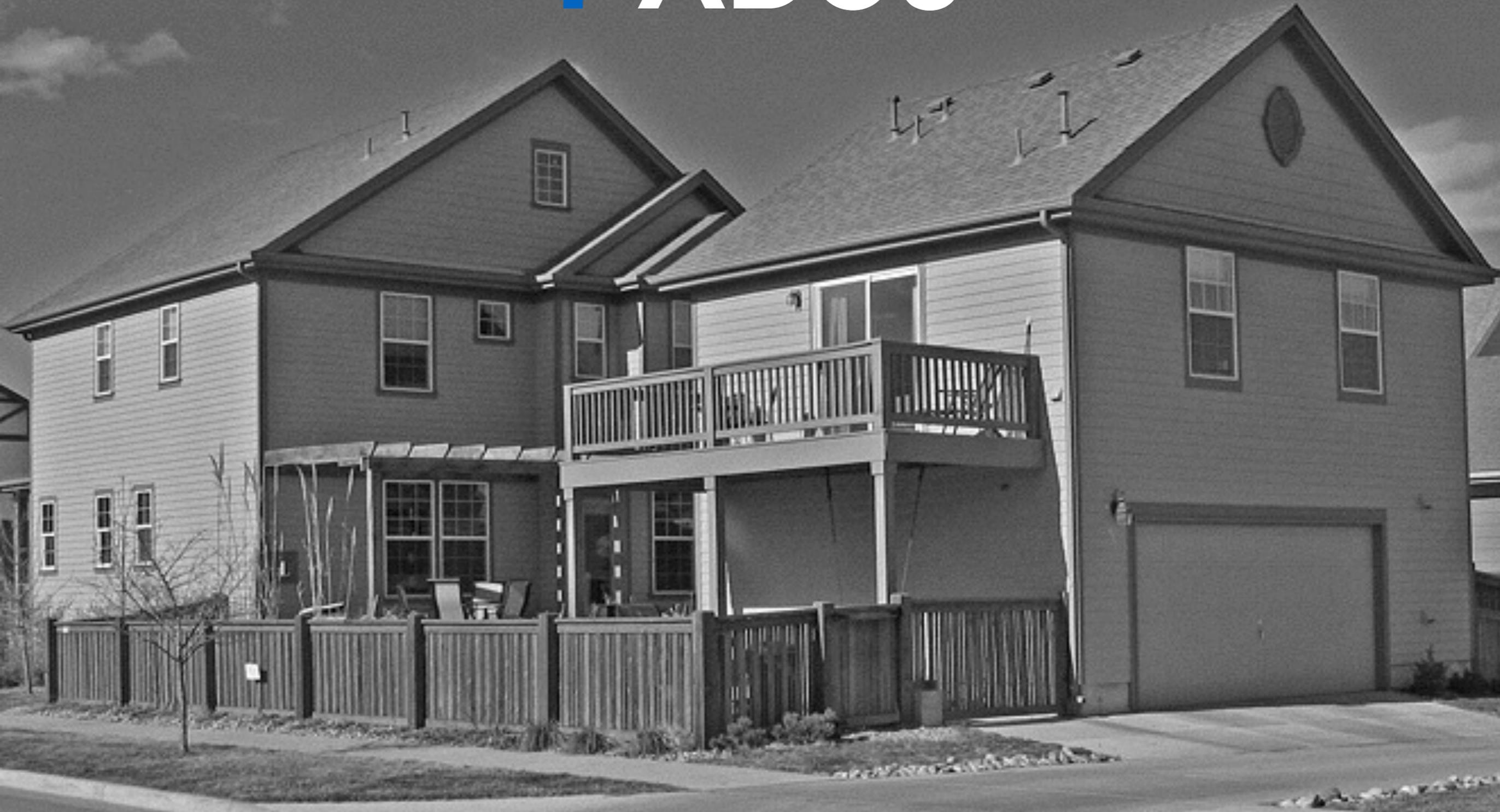
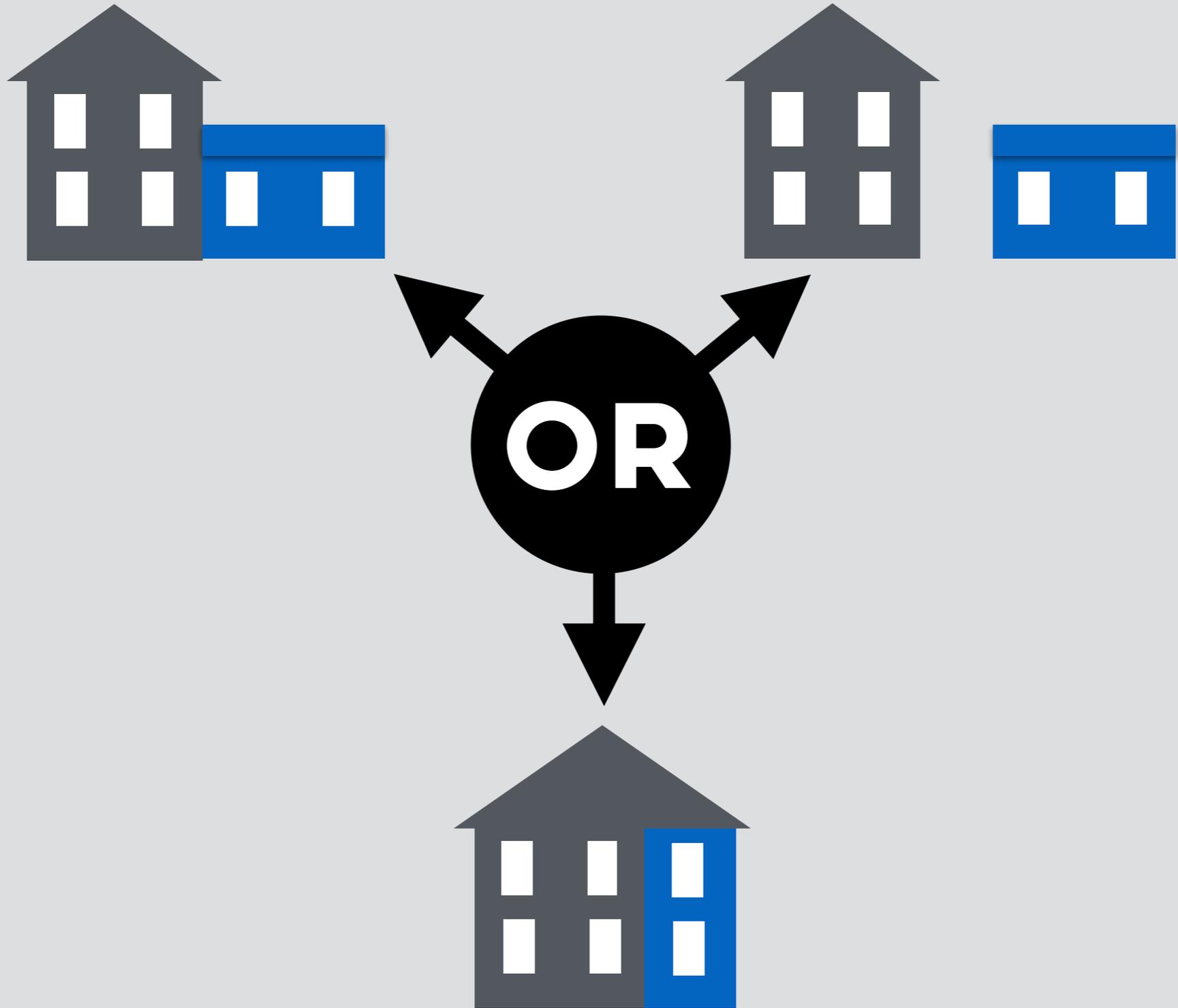


Photo: https://www.flickr.com/photos/smart_growth/2234245565/in/photolist-akdiCJ-e3tPyH-cDJCBL-cDJyvE-cDJyEh-cDJyZC-cDJCrE-cDJAeh-cDJB65-cDJBxS-cDJzk1-cDJzHb-cDJBiy-cDJAuL-cDJzCE-cDJyg7-cDJBBeh-cDJySo-cDJzUJ-cmyoUs-crfRQq-7L8Kmy-7L4LN2-4taDVb-7KkEhy-nUG6s6-cLks67-eLkqLh-aDuK3R-aDyAr7-aDuKnR-j4SCNy-8JPNHg-9n23Uc-7YiyTq-8JPNAi-9tMDVx-4pr6ng-dAUfyj-eVdbzt-eMQsm7-e3tPzk-e3zB2d-e3tNRa-dAUftj-4taEDh-gAXaUk-JbC8m-ptZZEf-oNh5jp

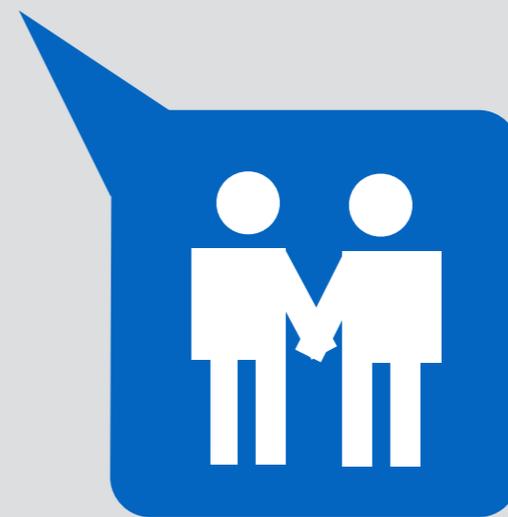
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WHAT IS AN
Accessory Dwelling?

A second dwelling on the same property as the primary dwelling, which is smaller than the primary dwelling and is either attached to it or detached from it.



WHY
Have
AN ACCESSORY DWELLING?



Source: Oregon Department of Environmental Quality, 2014

ARE
Accessory Dwellings
THE SAME AS
Tiny Houses?

Yes... and No.

ADUs

Larger, up to 800 sf

Usually occupied full time

Permanently part of property they occupy

Photo: <https://www.flickr.com/photos/kworth30/2276499256>

Tiny Houses

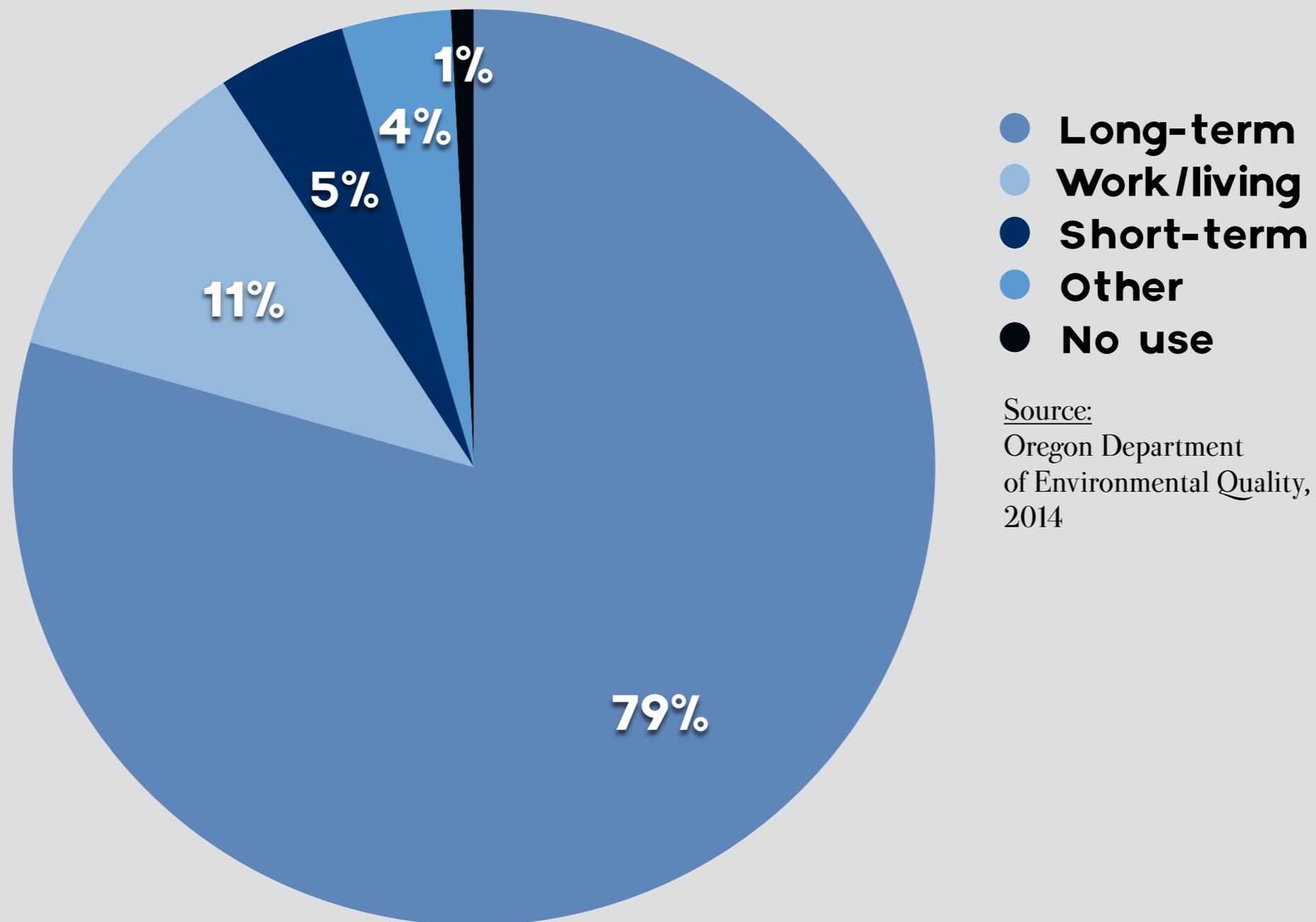
Smaller, 200 sf or less

Usually occupied part time

Can be either permanent or mobile

Photo: http://en.wikipedia.org/wiki/Small_house_movement

ADUs PROVIDE TANGIBLE LONG-TERM *Housing Stock*



Source:
Oregon Department
of Environmental Quality,
2014

ADUs ARE USUALLY
Owner-Occupied,
EVEN WHEN
Not Required.

64% of ADU properties in Portland, OR are owner-occupied, even though it is not required.

Source:
Oregon Department
of Environmental Quality,
2014

ADUs TEND TO BE A

Grassroots

FORM OF DEVELOPMENT.

ADUs are usually created, owned, and managed by the homeowner that owns the property – not a “professional” (contractor, developer, etc).

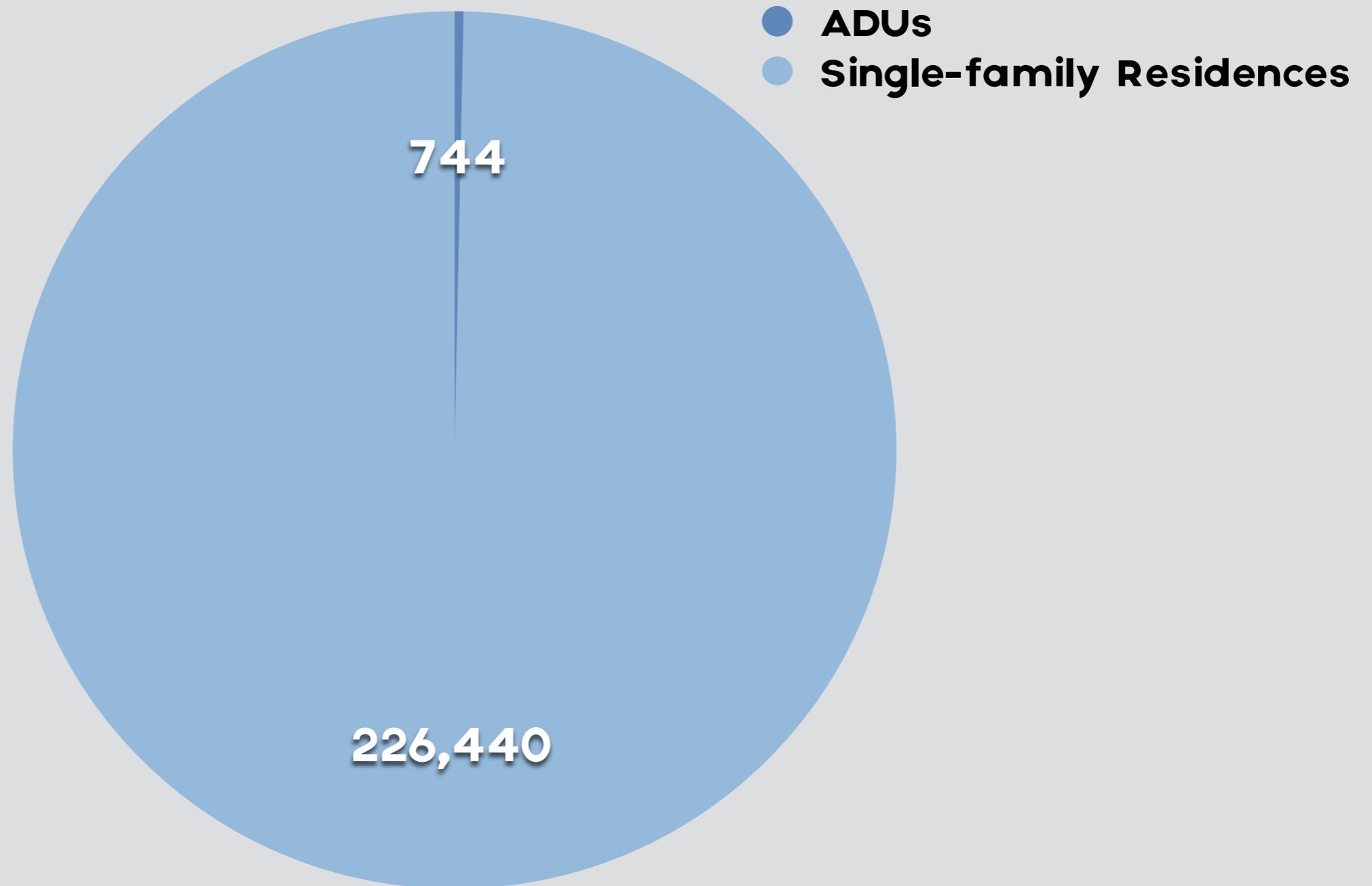
Source:
Oregon Department
of Environmental Quality,
2014

ADUs APPEAR TO HAVE A
Negligible Impact
ON
Parking Conditions.

This is mainly due to the
relative rarity of ADUs.

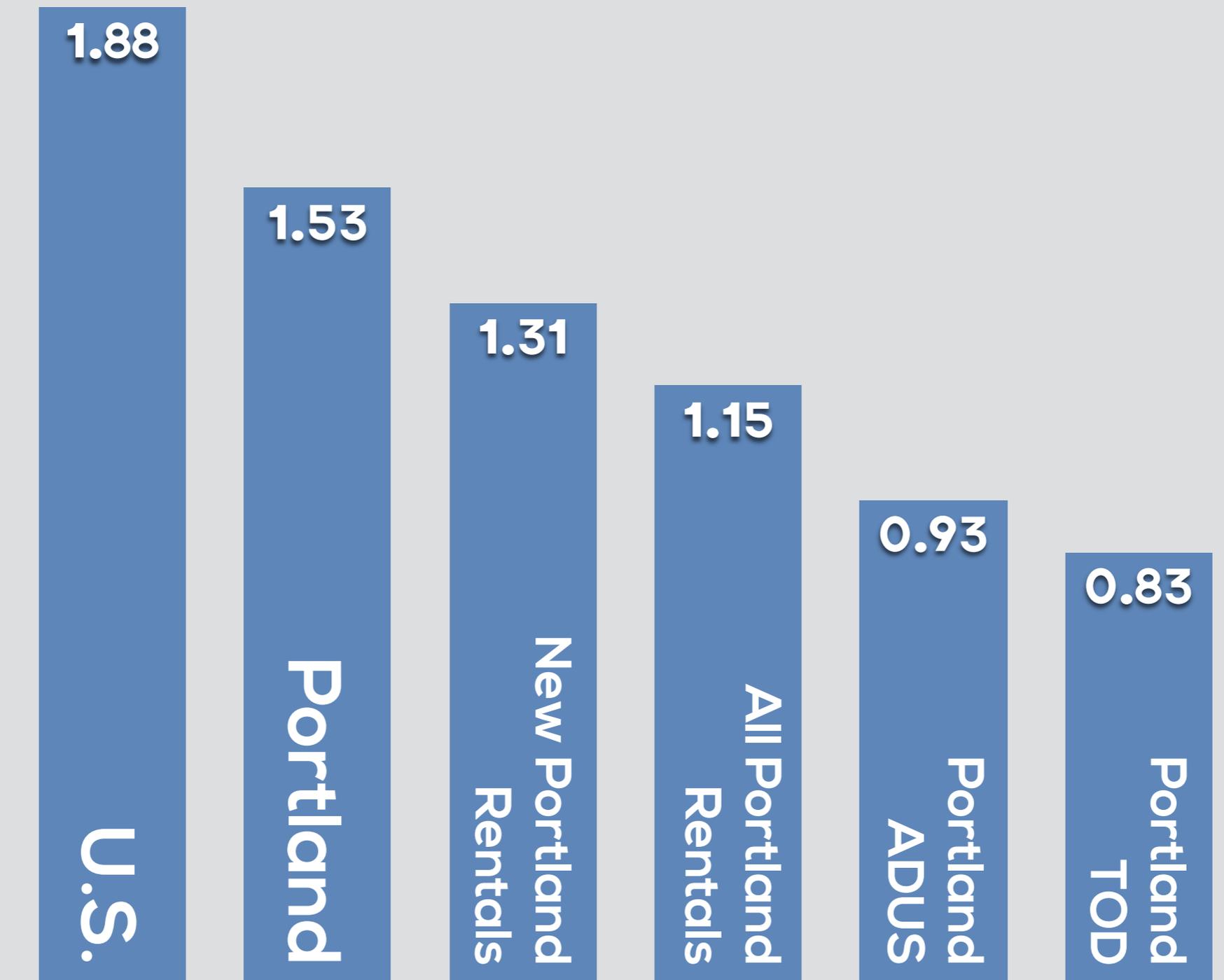
Source: Oregon Department of Environmental Quality, 2014.

TOTAL *Number* OF *ADUs* IN PORTLAND, OR (2013)



Source: Oregon Department of Environmental Quality, 2014

AVERAGE *Vehicles* PER *Household*



Source: Oregon Department of Environmental Quality, 2014

ADUs PROVIDE
Economic Support
TO THE COMMUNITY.

ADUs provide significant short-term and long-term financial impact.

ADU Economics

PORTLAND, OR

Source: Oregon Department of Environmental Quality, 2014

\$78,760
\$121/s.f.

Average overall ADU cost

\$65,000
\$108/s.f.

Median overall ADU cost

\$45,500

Median attached ADU cost

\$90,000

Median detached ADU cost

ADU Economics

PORTLAND, OR

Source: Oregon Department of Environmental Quality, 2014

SHORT TERM:



ADU Economics

PORTLAND, OR

Source: Oregon Department of Environmental Quality, 2014

LONG TERM:

\$\$\$\$

Property value increase

\$1,134

Property tax increase (avg.)

???

Surrounding property values

ADUs HELP RETIREES
Age In Place.

Older people want to stay in their homes, and ADUs can enable them to do so.

Ageing **IN** *Place*

74%

aged 50+ want to remain in current residence.

ADUs

help older homeowners maintain their independence.

\$\$\$

from ADU helps deflect burdensome costs for older homeowners.

47%

of ADU owners are 55+, majority are 55-64 years of age (Portland, OR).

**ADUs ARE MORE
LIKELY TO BE**
Green.

Many ADUs have
above-code
efficiency features.

ADUs are more likely to
have a low environmental
impact than traditional
single-family dwellings.

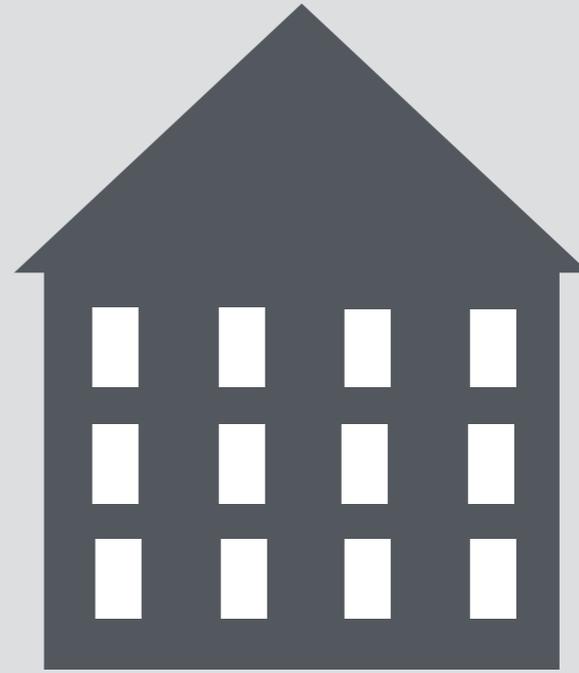
Mean area per resident is
44% lower than new
single-family dwellings.

**HOUSING TRENDS
POINT TOWARDS
Smaller & Denser
DWELLINGS.**

Environmental & economic pressures are making smaller dwellings more attractive and practical.

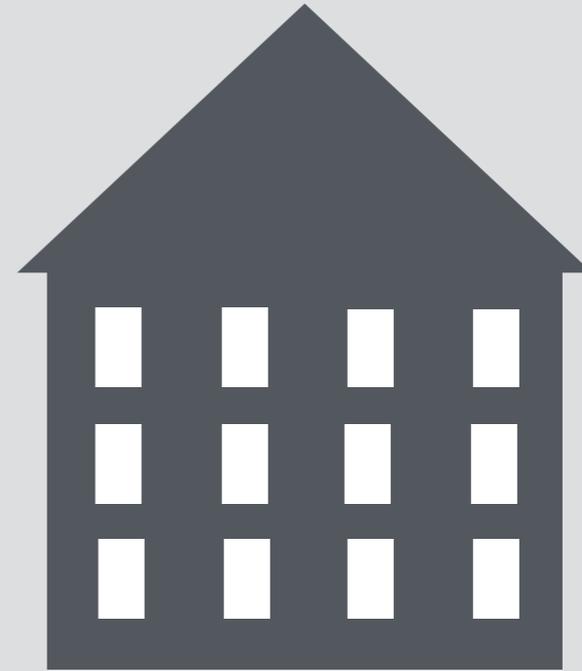


OR





OR



House Size:

**THE MOST SIGNIFICANT
FACTOR**

HOUSING *Trends*

Energy use **increases** when living in a detached single-family dwelling.

+26%
COOLING

+54%
HEATING

Vehicle & fuel use **decreases** as density **increases**.

Avg. U.S. household declined from **3.7** people in 1948 to **2.5** in 2012.

WHAT DOES
ALL THIS
Mean?

Family sizes are becoming smaller.

Houses are becoming bigger, more costly to heat & cool, and worse for the environment.

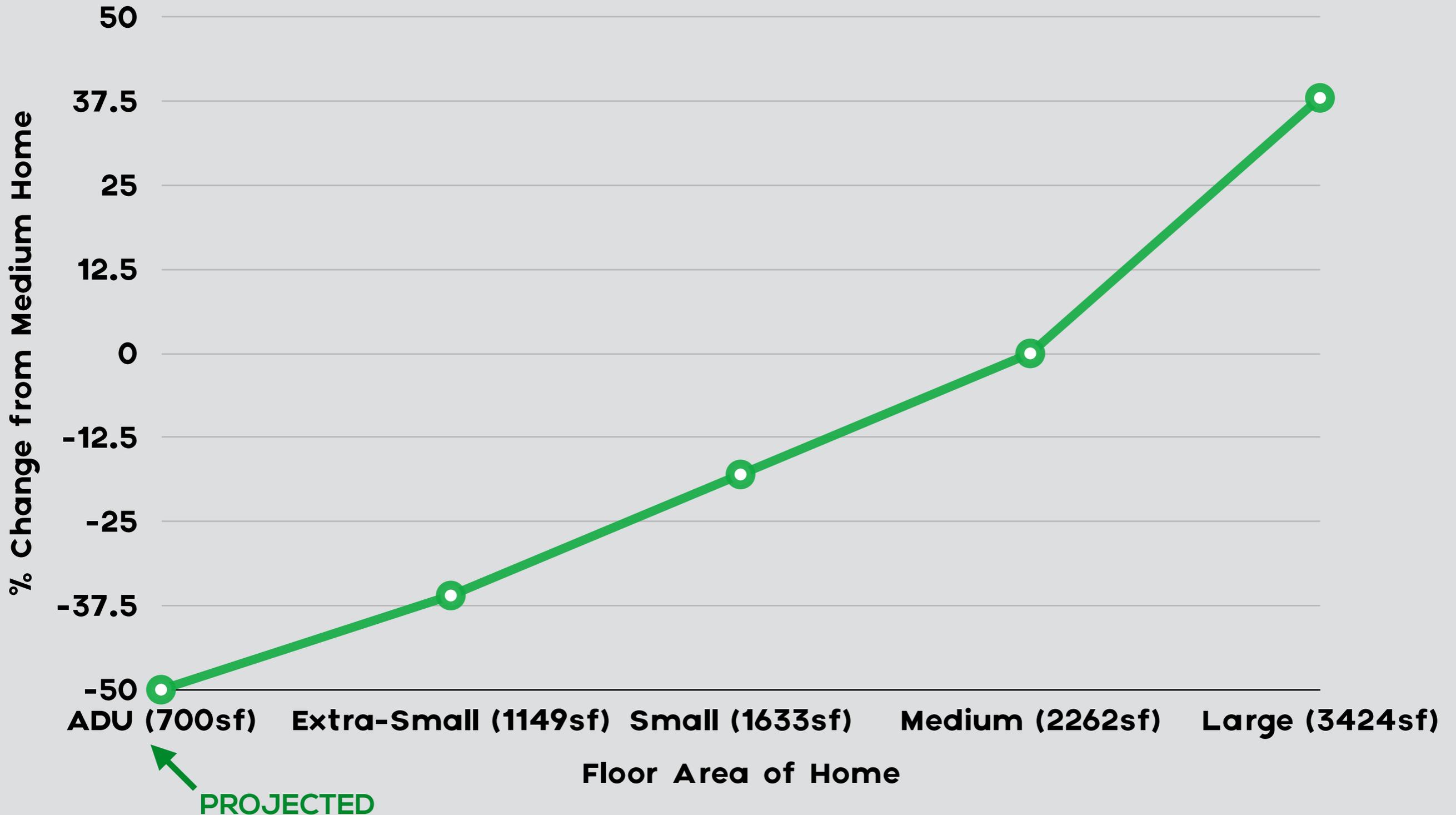
**WHAT DOES
ALL THIS
*Mean?***

There is an increasing incentive to densify.

ADUs
Fit
THE PROJECTED
Trends.

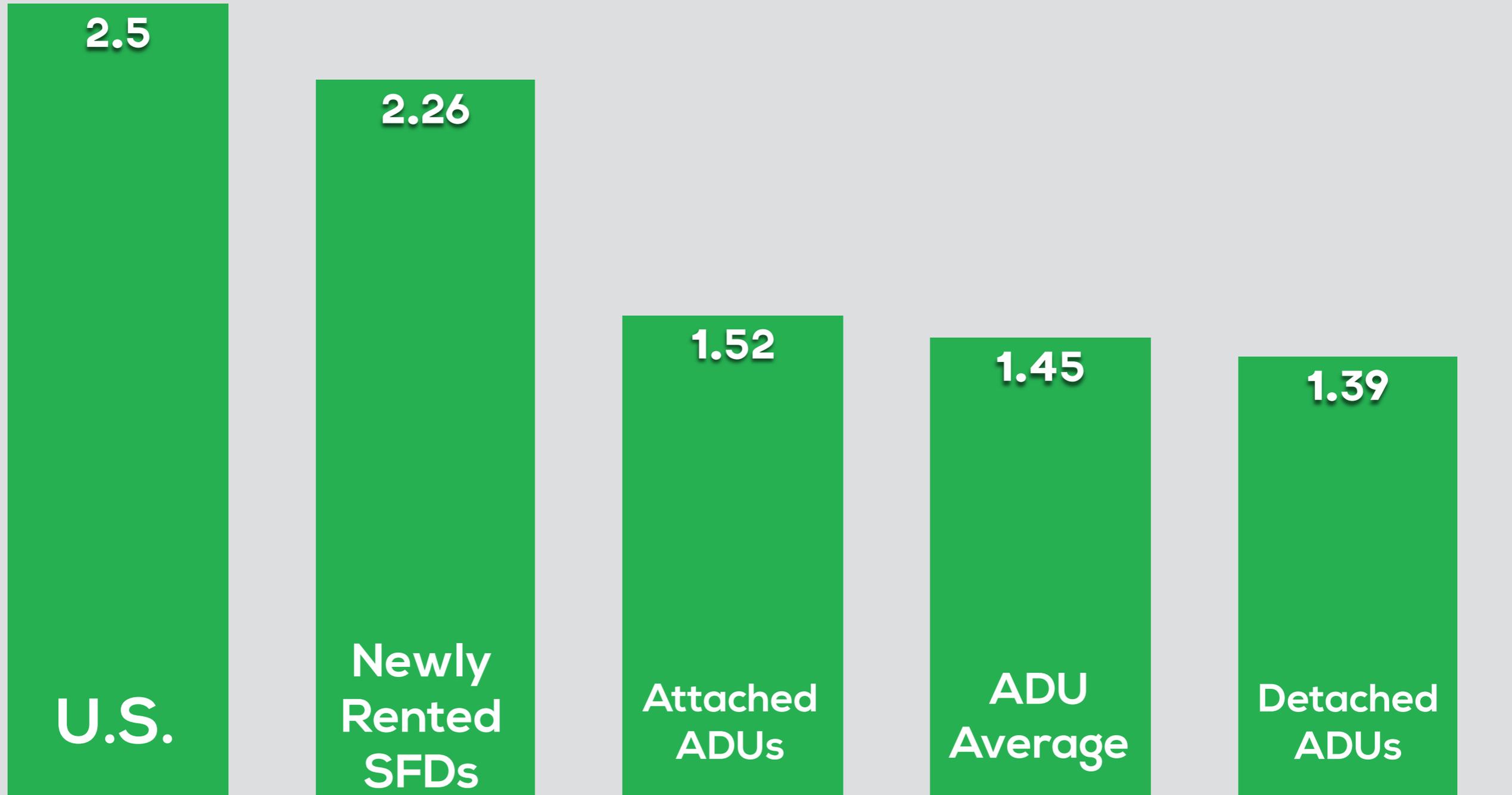
ADUs offer a method of discreet density and efficiency.

CLIMATE *Impact* BY *Home Size*



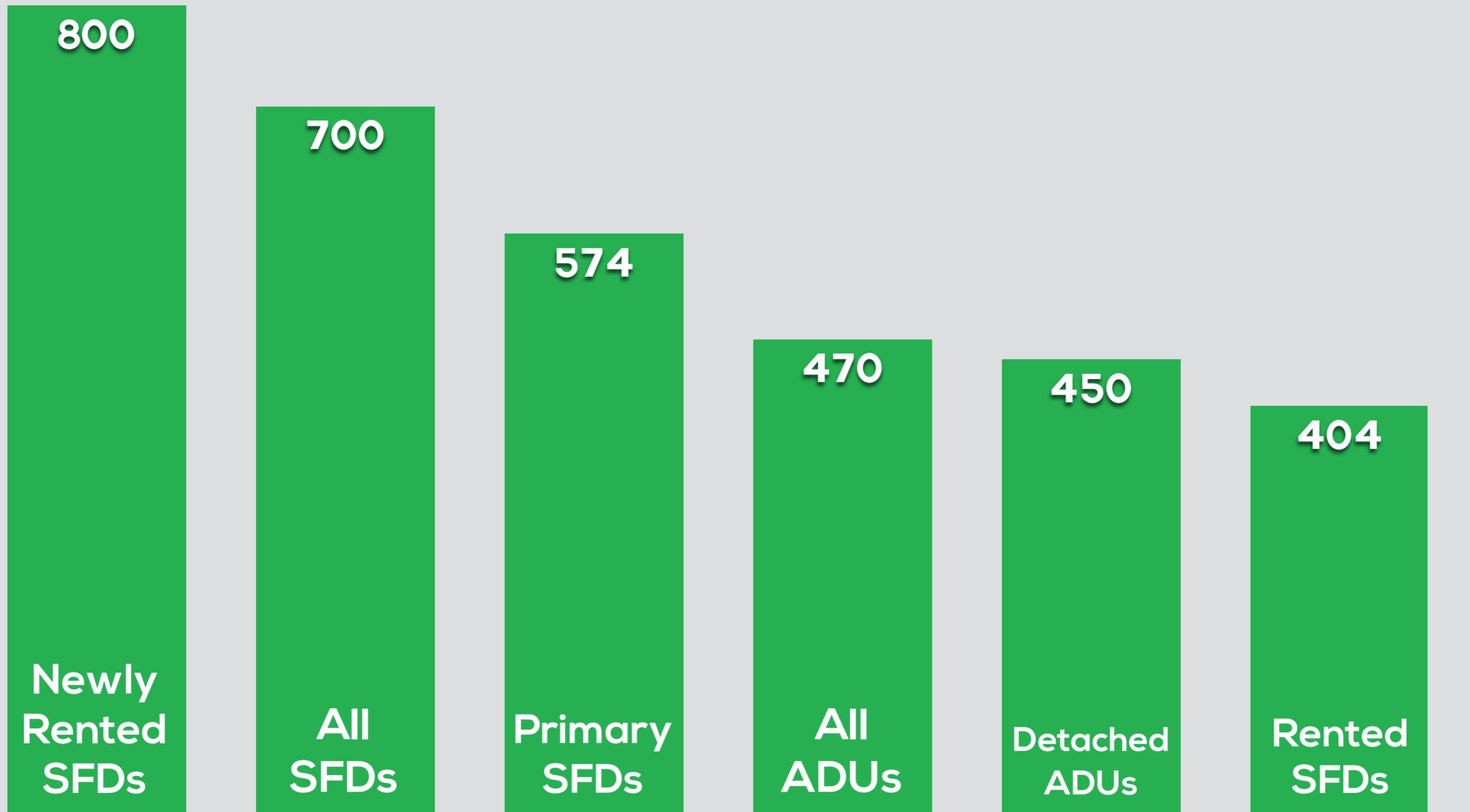
Source: Oregon Department of Environmental Quality, 2010

AVERAGE *ADU Household Size*



Source: Oregon Department of Environmental Quality, 2014

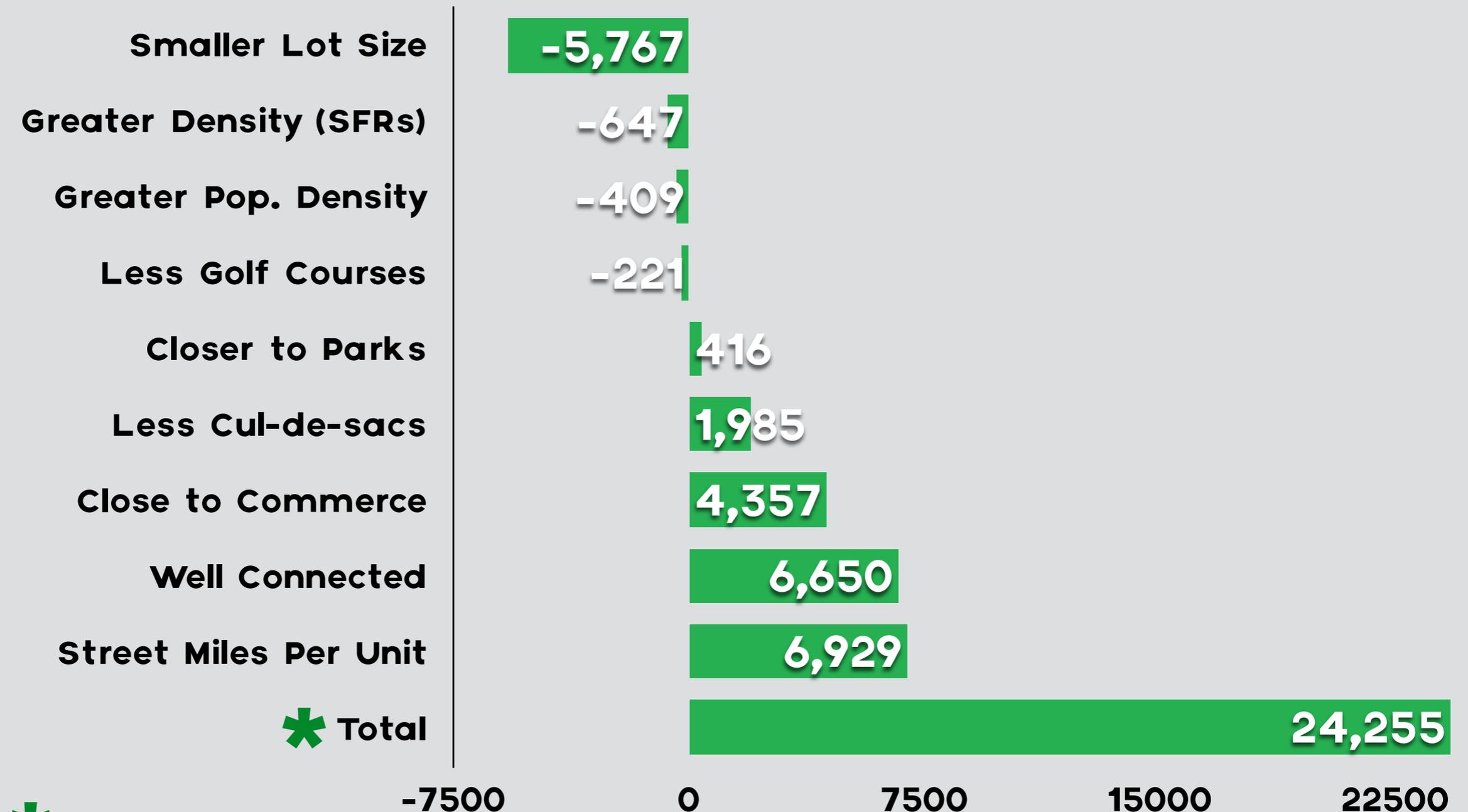
AVERAGE *Living Area / Person*



Source: Oregon Department of Environmental Quality, 2014

SMART *Density* = \$\$\$

Assumes a baseline property value of \$150,000.
Prices in 2003 US Dollars.



* TOTAL INCLUDES
ITEMS NOT SHOWN

Source: Song & Knaap, 2003.



2 ORDINANCES

Photo: <https://www.flickr.com/photos/jsmoorman/2298671281/in/photolist-7PcZqn-9v4RAU-7Zv9mo-4v8hTt-dt1An7-4vcoWW-8DYMaU-5WyRmQ-asiq1f-frRBW-i4fq7P-869WWR-jmjvj4-69xFxv-5cm2DX-dVTyF2-5Y1viS-8iAmyC-56ZkTn-JTVEo-GTbig-9y3EcR-9hUfd3-5KDZuu-2G8teM-fvZyC3-nKXkuj-dTuHly-fmpjEq-cACT5-7BW5S4-bmH5SZ-jCa4ff-7pFMAH-6X5Hdh-da4A4k-csRHdC-8MY7DY-8Un8Ek-aWWXcZ-4nEcoc-an6XKU-5vvyfB-o2p85g-Dj9WL-8dpsp6-9RiKJS-bwtM3T-a24h66-8Nttd>

Converted from color to monochrome

COMMON ADU

Ordinance Features

Anyone whose property meets the requirements may build an ADU, as long as relevant codes are met.

By Right

VS.

Conditional Use

ADU construction only allowed after obtaining neighbor / neighborhood approval, or a public hearing.

Zoning

Legislation used to restrict property uses to specific lots or areas.

Size

Maximum allowed floor area and height of ADU.

Owner Occupancy

Requirement stipulating whether or not the property owner is required to live on the premises.

Additional Parking

Whether any new on-street or off-street parking spaces are required to be built.

Aesthetic Restrictions

Any limitations governing how the ADU looks (materials, window selection, eave heights, etc).

Portland, Oregon

ADU ORDINANCE

ALLOWED:

BY RIGHT

ZONING:

**ALL
RESIDENTIAL**

SIZE:

**75% OR
800SF**

**OWNER-
OCCUPANCY:**

NOT REQ.

**ADDITIONAL
PARKING:**

NONE

**AESTHETIC
REQUIREMENTS:**

A FEW

Source: City of Portland, OR.

Santa Cruz, CA

ADU ORDINANCE

ALLOWED:

BY RIGHT

ZONING:

**LOTS
> 5,000SF**

SIZE:

**500SF -
800SF**

OWNER-
OCCUPANCY:

REQ.

ADDITIONAL
PARKING:

1 / BED

AESTHETIC
REQUIREMENTS:

NONE

Source: City of Santa Cruz, CA.

Lawrence, KS

ADU ORDINANCE

ALLOWED:

BY RIGHT

ZONING:

**ALL
RESIDENTIAL**

SIZE:

**33% OR
960SF**

**OWNER-
OCCUPANCY:**

REQ.

**ADDITIONAL
PARKING:**

VARIES

**AESTHETIC
REQUIREMENTS:**

**ATTACHED
ONLY**

Source: City of Lawrence, KS.

Columbia, MO

ADU ORDINANCE

ALLOWED:

BY RIGHT

ZONING:

R-2+

SIZE:

**75% OR
800SF**

**OWNER-
OCCUPANCY:**

NOT REQ.

**ADDITIONAL
PARKING:**

**YES,
VARIES**

**AESTHETIC
REQUIREMENTS:**

NONE

Source: City of Columbia, MO.



3 LOCAL

WHY
ADUs?

ADUs are supported by the Comprehensive Plan to promote affordable & integrated residential densification in existing neighborhoods.

ADUs were requested by the City Council to be allowed in “open” residential zoning districts.

POLICY

STRATEGY

ACTIONS

**Policy One:
Support
diverse and
inclusive
housing
options.**

Promote home ownership and affordable housing options, and encourage integrated residential densification via flexibility and dwelling unit options.

Amend zoning regulations to:

- **Allow accessory dwelling units in the R-2 zoning district.**
- Introduce a cottage-style small-lot residential zoning district to accommodate single-family detached housing options that may be more affordable due to smaller lot and home sizes.
- Allow zero-lot line setbacks and narrower lot width standards in the R-2 zoning district to accommodate single-family attached dwelling options (as opposed to duplexes, which necessitate rental vs. owner-occupied housing).

Allow second dwellings on smaller lots.

Allow detached second dwelling units in the R-2 zoning district.

ADU ORDINANCE
Objectives

Allow smaller-scale alternative to multi-family units.

Provide an alternative to tear-down and redevelopment.



APARTMENTS IN
Columbia

Image: Google, Copyright 2014

ADU



ADUs IN
Columbia

Image: Google, Copyright 2014

**PLANNING
& ZONING
COMMISSION**
Goals

Keep it simple & usable – the regulations should be simple enough for the average homeowner to understand.

Make ADU ordinance consistent with existing zoning regulations – rely on existing regulations where applicable rather than reinventing the wheel (e.g. Occupancy is based on existing “Family” definition).

WHAT'S *Included* IN THE *Ordinance*?

MINIMUM REQs:

LOT WIDTH:

50 FT.

LOT AREA:

5,000SF

PARKING:

**2-BED:
1 SPACE
>2-BED:
2 SPACES**

WHAT'S *Included* IN THE *Ordinance*?

MAXIMUM REQs:

OF UNITS:

2 / LOT

ADU SIZE:

**75% OF
PRIMARY
DWELLING,
OR 800SF**

ADU HEIGHT:

**24 FT., OR
SAME AS
PRIMARY
DWELLING**

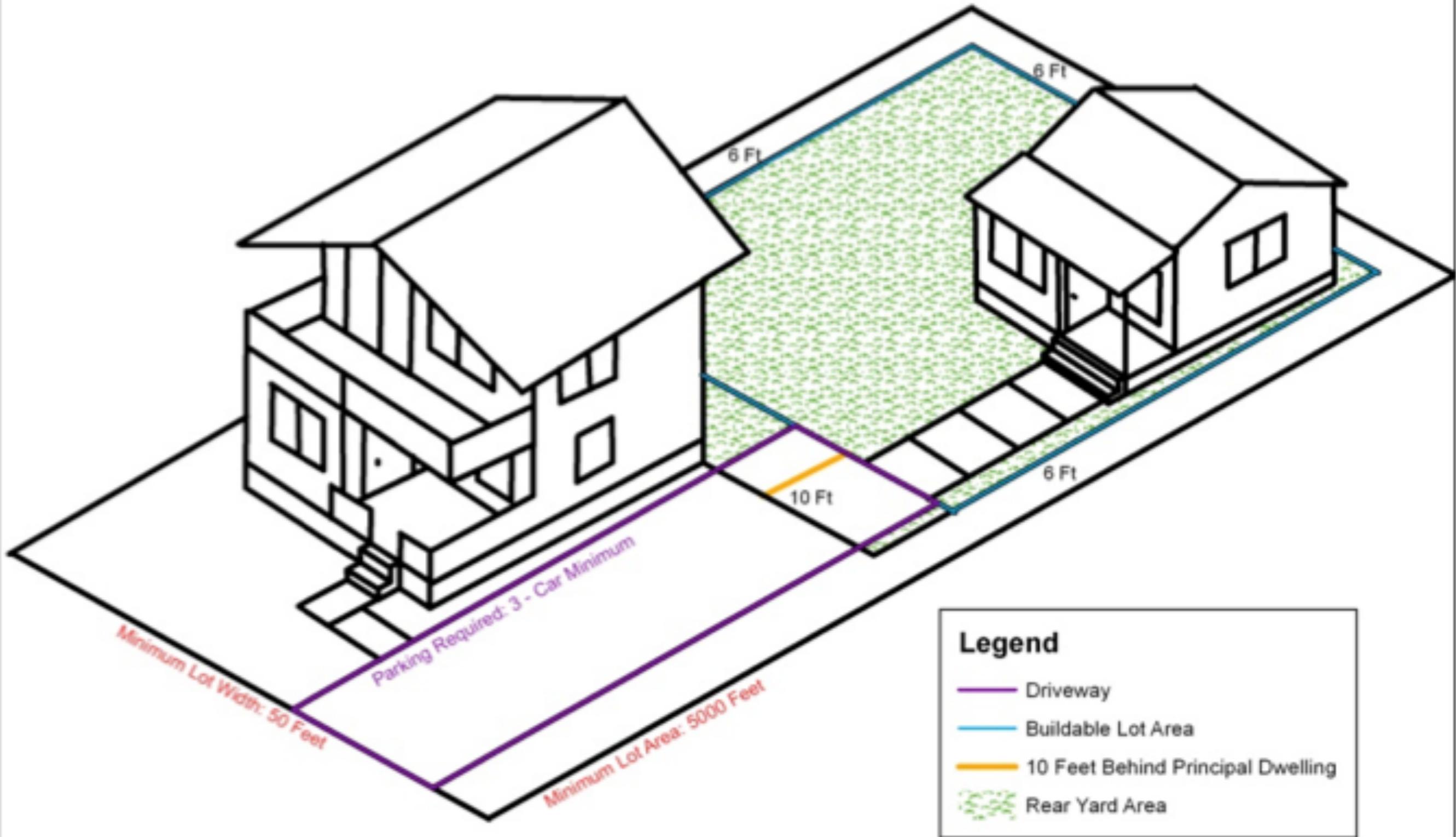
No architectural requirements – not required for any dwelling types in Columbia.

No owner–occupancy requirement – rental compliance certification applies (same as with any other dwelling).

WHAT'S *Not Included?*

No maximum occupancy requirement – this is regulated by the definition of “Family” (max. 4 unrelated per unit in R-2).

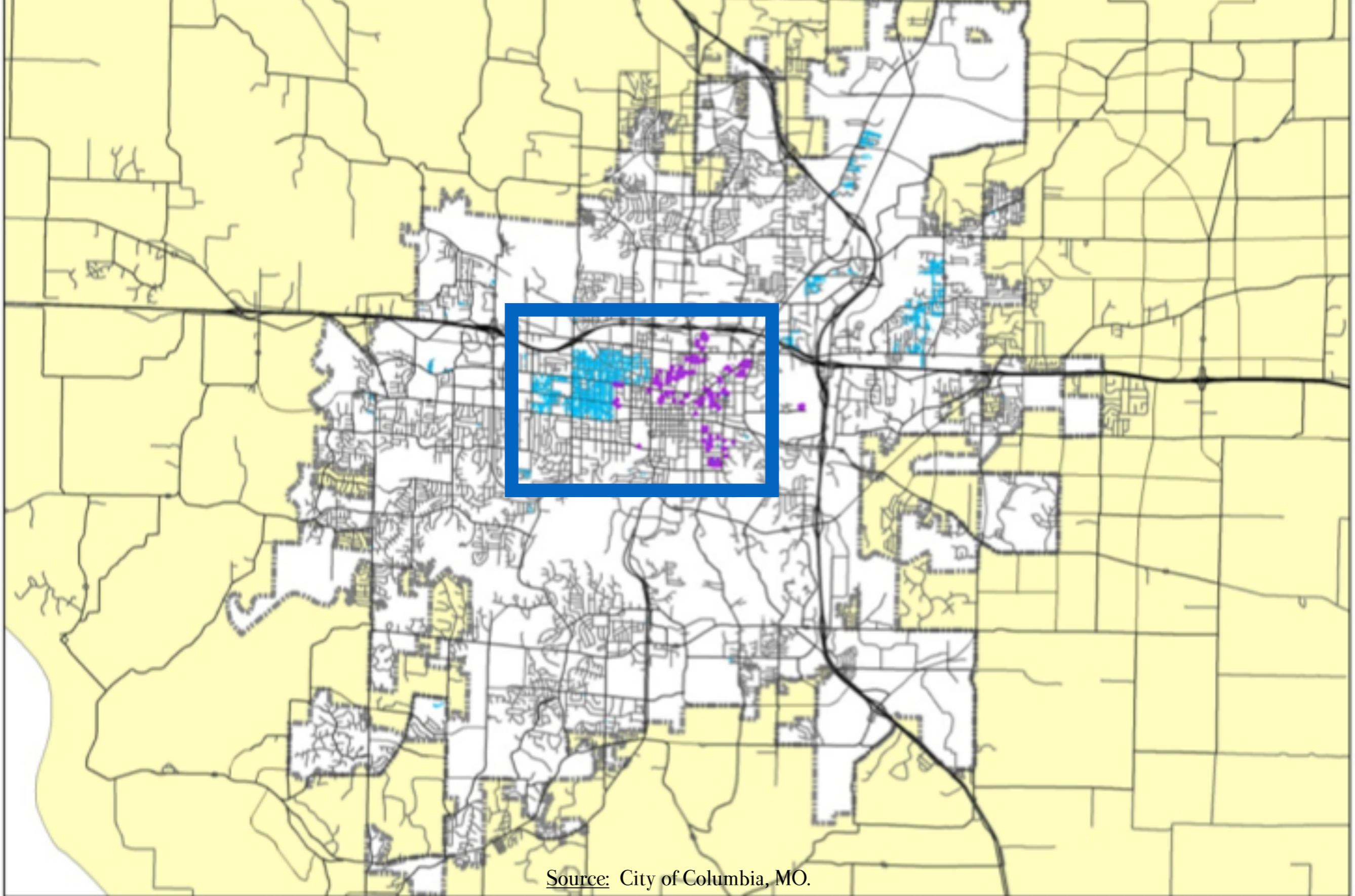
General Dimensional Criteria Proposed By Draft Ordinance



WHERE ARE
ADUs Allowed?

ADUs are allowed in R-2, R-3, and R-4 zoning districts.

ADUs are not allowed in R-1 zoning district, nor in Benton-Stevens or East Campus Overlays.



Source: City of Columbia, MO.

Eligible ADU Lots

Date: 12/31/2013
City of Columbia, Missouri - Department of Community Development

This map displays concentrations of R-2 and R-3 lots. There are 2,004 R-2 lots and 202 R-3 lots with a single family home that would become eligible. Most of these lots are located in the central part of the city

Legend

-  Single Family R-2 Lots Meeting ADU Ordinance Requirement
-  Single Family R-3 Lots Meeting ADU Ordinance Requirement





Concentrations of Eligible ADU Lots

City of Columbia, Missouri
 Department of Community Development Date: 12/31/2013

This map shows R-2 and R-3 lots that meet the requirements of the ADU ordinance with a single family home. There are 2,004 R-2 lots and 202 R-3 lots developed with single family homes within the central city.

Legend

- Single Family R-2 Lots Meeting ADU Ordinance Requirement
- Single Family R-3 Lots Meeting ADU Ordinance Requirement



PERMIT *Requirements*

**PERMIT APPLICATIONS AVAILABLE AT 3RD
FLOOR SERVICE COUNTER, CITY HALL
(701 E. BROADWAY)**

- Same application form as for new one-family dwelling unit.
- Subject to 2012 International Residential Code (IRC) Standards.
- Requires plot plan showing location, dimensions, and setbacks.
- Water, electric, and sewer connections could be run from the principal dwelling.
 - Separate sewer connection fee applies.
 - Water connection fee only applies if separate meter requested for the ADU.
- Total permitting fees as of October 2014 would be around \$2,000 - \$2,400, depending on type and size of ADU.

PERMIT *Fees*

FEES ARE THE SAME AS THOSE FOR ANY NEW DWELLING UNIT.

- Updated October 1, 2014.
- Example fees for a new 800sf building:
 - Development = \$400 (based on sf)
 - Stormwater = \$72 (based on sf)
 - Sewer connection = \$1,200 / unit
 - Water connection = \$2,026
 - Optional - only applies if separate meter requested
 - Building permit = \$202.50 (based on sf)
 - Elec / Mech / Plumbing = \$100 (approx.)
 - TOTAL = \$2,374 (assumes no sep. water meter)
- Fees for conversion of an existing accessory structure – same as above, except no development or stormwater fees unless adding floor area.

PERMIT *Requirements*

**CALL COMMUNITY DEVELOPMENT OR
BUILDING & SITE DEVELOPMENT AT
874-7474, OR VISIT
GOCOLUMBIAMO.COM FOR MORE
INFORMATION.**

Questions?



ADU Resources & Bibliography

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