

Accessory Dwelling Units - Proposed Code Amendments

Accessory Dwelling Units: ADU's



Accessory Dwelling Units - Proposed Code Amendments

ADU –Workshop History:

- History and Prior Workshops:
 - January 2019 - Goal set to amend ADU Code
 - ADU & Infill Housing Committee formed
 - February 22, 2019 - 1st Workshop
 - March 15, 2019 - 2nd Workshop
 - April 26, 2019 - 3rd Workshop
 - May 28, 2019 - Joint Workshop with Planning Commission



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ADU & Infill Housing Committee Members :

- Keven Jester – Architects West , *semi-retired* (Architect)
- Shauna Clark – First Light Properties (Builder & Designer)
- Josh Suhr – CDA Association of Realtors (Realtor)
- Jef Lemmon – JL Design Build Group (Architect & Builder)
- Dennis Cunningham – Activewest Builders (Developer)
- James Caper – Habitat for Humanity of North Idaho (Executive Director)
- Chad Oakland – Northwest Realty Group (Relator/Builder /Developer)
- Adam Graves – Homeowner (Community member at large)
- Dale Johnson – JRA Architecture & Planning (Architect)



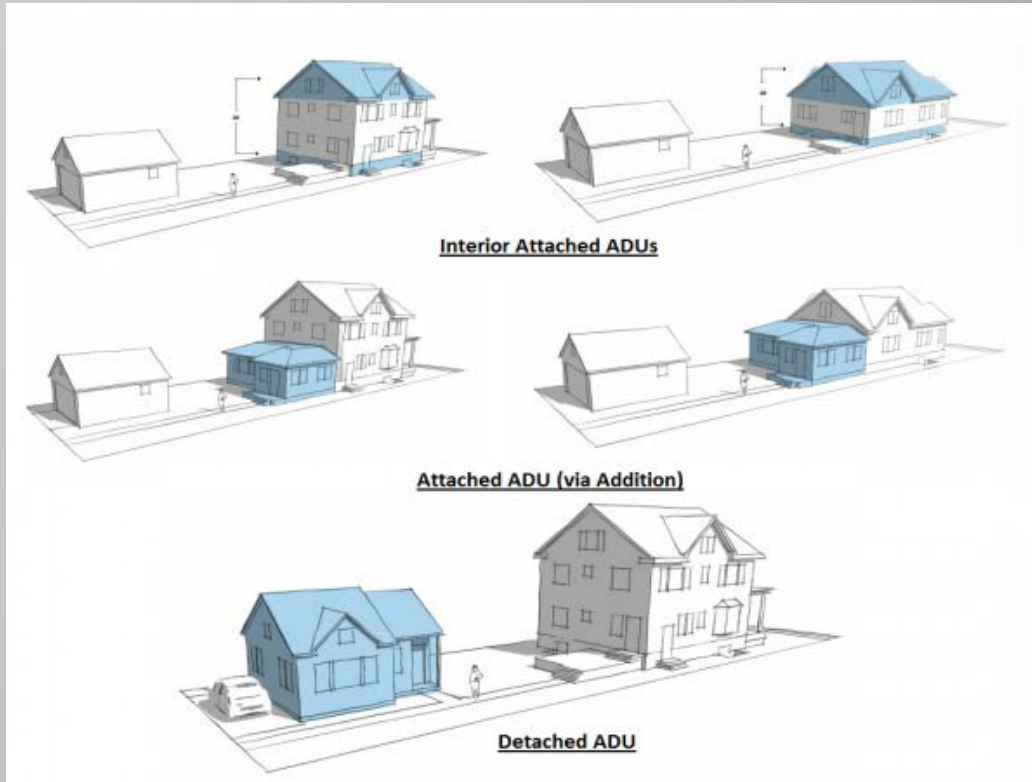
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ADU – Code Items – Today's Discussion:

1. ADU Unit Size
2. Building Height
3. Owner Occupancy
4. Parking Space Size
5. Design Standards
6. Existing garages and sheds
7. Setbacks
8. 2nd Story Stepback
9. Lot Coverage/Open Space

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Discussion Item – 1: ADU Unit Size



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Discussion Item – 1: ADU Unit Size

Current Code : “ADU shall be a minimum of 300 square feet and a maximum of 700 square feet, excluding any garage area; provided, the square footage of the ADU shall not exceed 40% of the total square footage of the primary dwelling unit.”

Proposed Code Changes

- No Minimum unit size.
- Maximum up to 800 SF
- ADU shall not exceed 75% of the total square footage of the primary dwelling unit.

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Discussion Item – 2: Building Height



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Discussion Item – 2: Building Height



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Discussion Item – 2: Building Height

Current Code : “HEIGHT: 14' with a low or no slope roof (slope < 2 ½” – 12”)
HEIGHT: 18' with a medium to high slope roof (slope > 2 ½” - 12”)
HEIGHT: 32' in the buildable area.”

Proposed Code Changes

- Maximum Height 24' for unit above garage (the roof slope requirements would be removed for new detached ADUs, but 2nd story ADUs must meet 2nd story step back).
- Maximum Height 18' for one story unit.
- Allowable projections per existing code for such things as chimneys, antennas, etc.
- Railings and parapets cannot exceed maximum height.



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Discussion Item - 3: Owner Occupancy

Current Code : “An owner of the property must occupy either the primary residence or the ADU”.

Proposed Code Changes

- Not required, unless the property has a Short Term Rental (STR).
- If property is used for Short Term Rental (STR) then one unit must be owner occupied.
- Affidavit would still be required for all ADU's to acknowledge ADU status of property and compliance with code. City Code will be amended to address owner occupancy requirement for Short Term Rentals.

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Discussion Item - 4: - ADU's – Parking / Size of Parking Space



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Discussion Item - 4: - ADU's – Parking / Size of Parking Space

Current ADU Code: One off street parking space is required.
SIZE: 9' x 20'

- Some other cites:
 - Spokane, WA - 8' 6" x 18'
 - Sandpoint, ID - 9' x 19'
 - Bend, OR - 9' x 20'
 - Bellingham, WA - 9' x 18'

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Discussion Item - 4: - ADU's – Parking / Size of Parking Space

Current ADU Code: 9' x 20' parking Space is required.

N/A

➤ Parking space size remains 9' x 20'

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Discussion Item – 5: Design Standards

Current ADU Code: **Some design standards required.**

Proposed Code Changes

- Not a requirement for new detached ADU's.
- Additions to an existing structure ~~or newly constructed detached structures created~~ for the purpose of developing an accessory dwelling unit, shall be designed consistent with the existing roof pitch, siding, and windows of the principle dwelling unit.

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Discussion Item – 5: Design Standards



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Discussion Item - 6: - Existing garages converted into ADU's

Current ADU Code: Not allowed/ no provision for this unless they meet all setbacks and height requirements.

Proposed Code Changes

- Allow existing garages and sheds to be converted into an ADU provided that the structure can meet the current adopted building codes and that it is not over the property line or in the City's right-of-way.
- The structure could not be expanded outward or upward without triggering the Non-Conforming Code and meeting the current standards.
- Existing 25' tall garages could be converted to an ADU without having to meet the 24' maximum height or the 2nd story step back requirements.

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Discussion Item - 6: - Existing garages converted into ADU's



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Discussion Item - 6: - Existing garages converted into ADU's



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Discussion Item - 7: - Setbacks ADU's

Current ADU Code: Allows ADU's to be 3 feet from side property line

Proposed Code Changes

- SIDE: Minimum five foot side yard setback required.

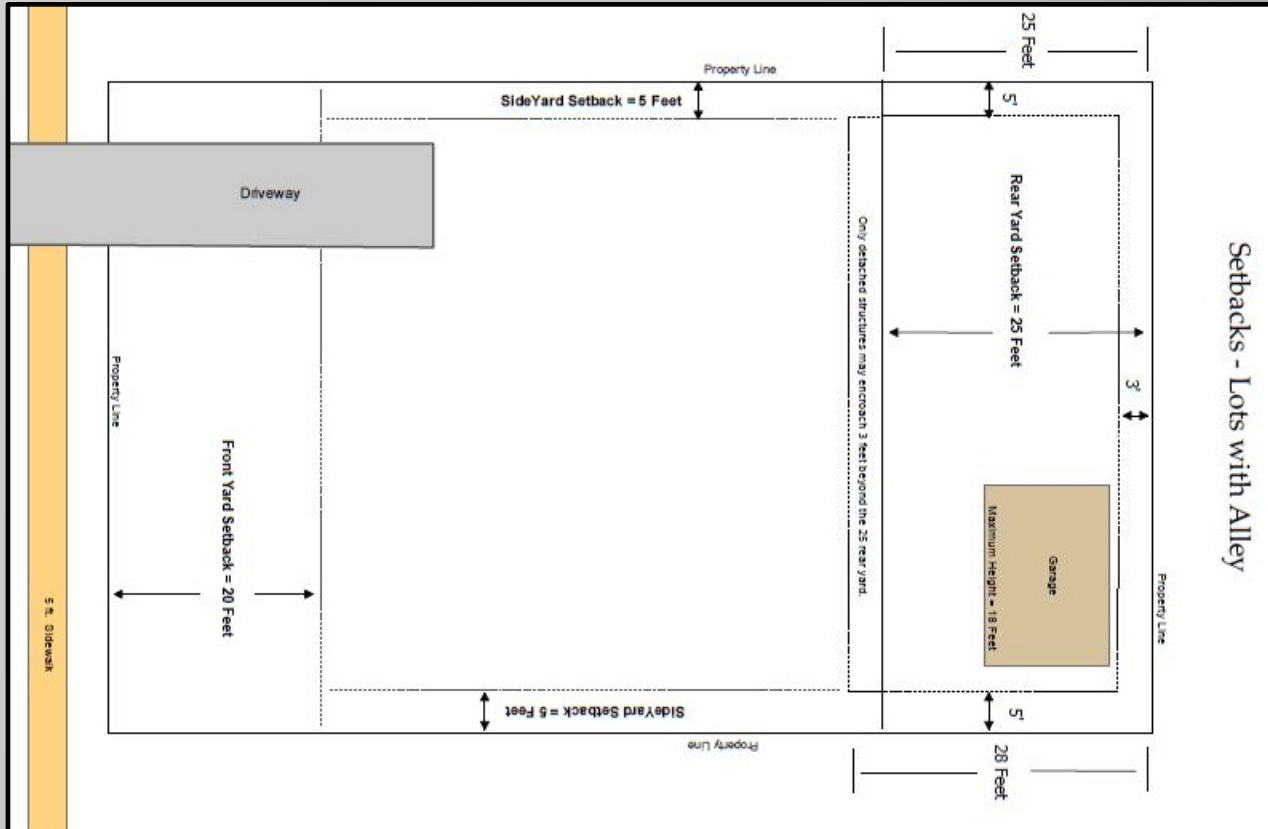
All ADU's shall be set back from the side lot line at least five feet (5').

Remove the language from the code that allows ADU's to be three feet (3') from the property line. ~~"However, an accessory structure may be set back three feet (3') from the side property line provided the roof does not slope toward the side property line."~~

- REAR with Alley: Minimum 3'
- REAR No Alley : Minimum 5'

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Discussion Item - 7: - Setbacks ADU's



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Discussion Item - 8: 2nd Story setbacks for ADU's

Current Code : Does not address 2nd Story setbacks for ADU's.

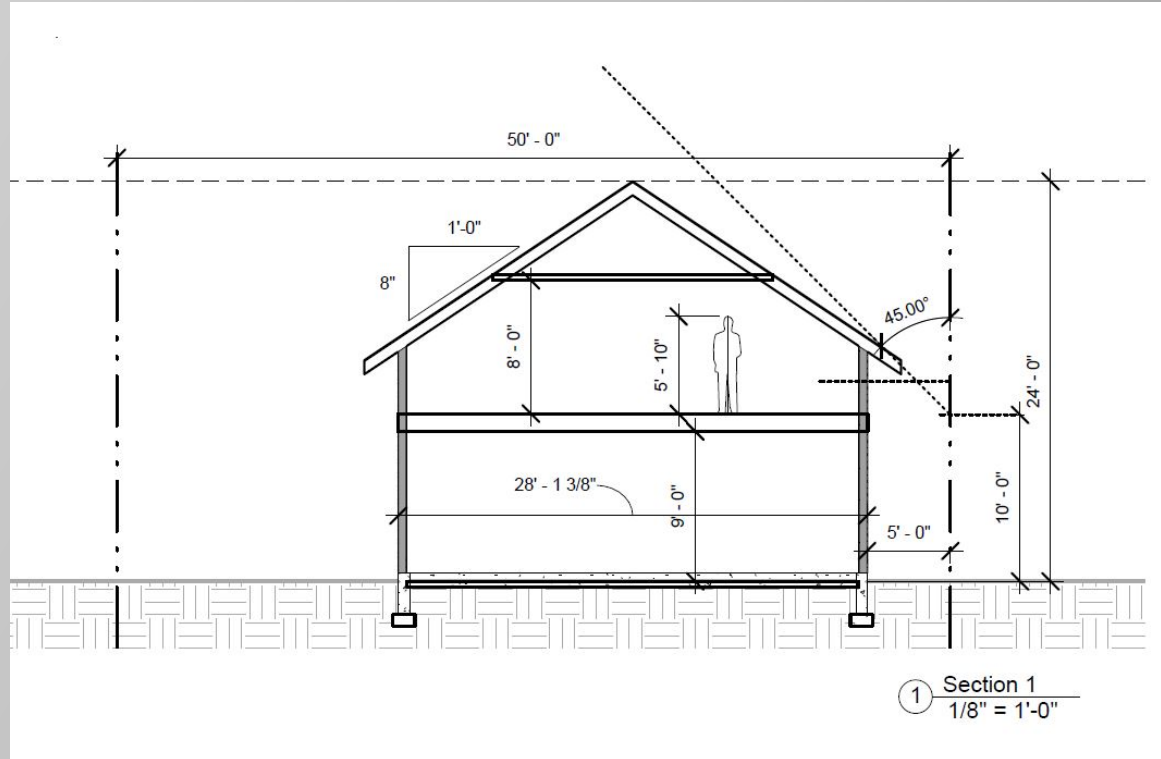
Proposed Code Changes

- Second Story step back of detached ADU in rear yard.
- The upper step back would begin at 10' height on the interior side. property line and at 15' height on the rear yard property line (see exhibit).
- There would not be a 2nd story step back requirement on the street side of a corner lot.
- Eaves can project 2 feet into the step back air space.
- Building permit submittals would need to show all dimensions, setbacks and step backs.



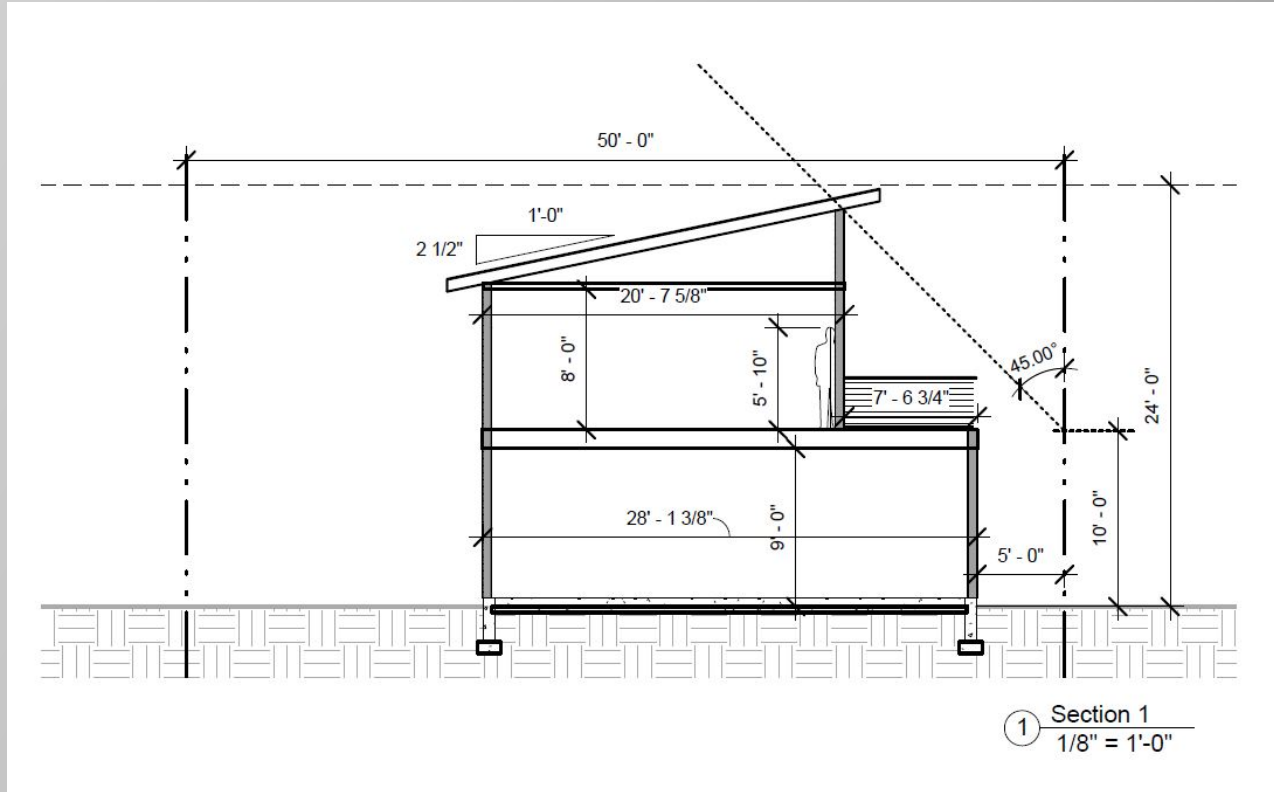
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Discussion Item - 8: 2nd Story step backs for ADU's



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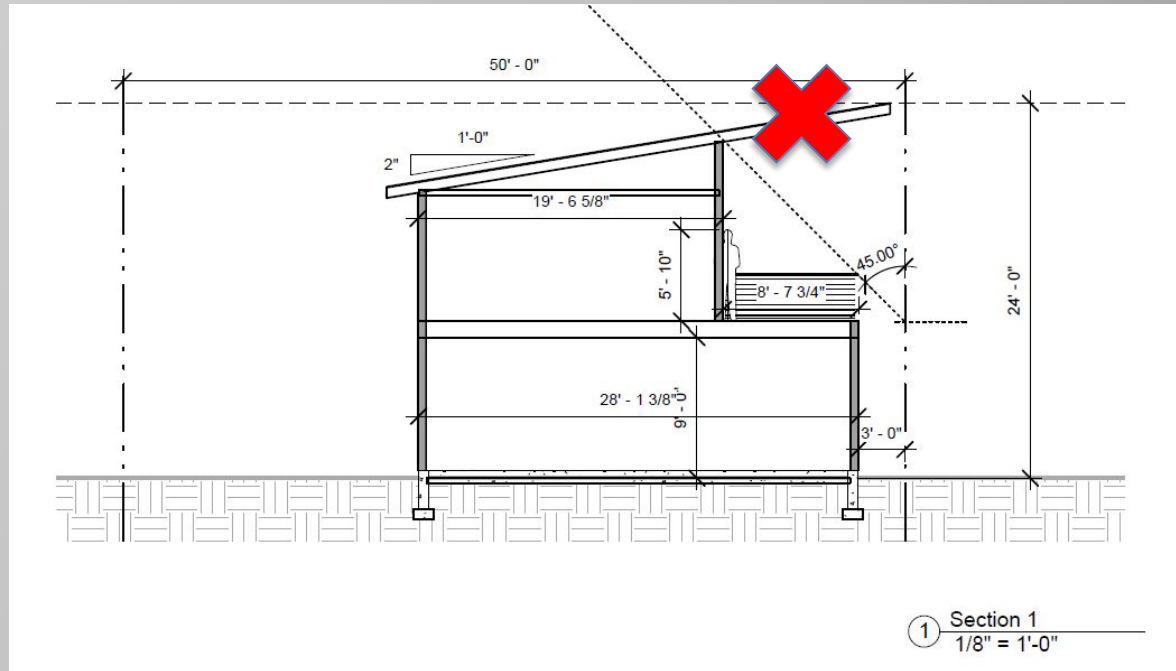
Discussion Item - 8: 2nd Story step backs for ADU's



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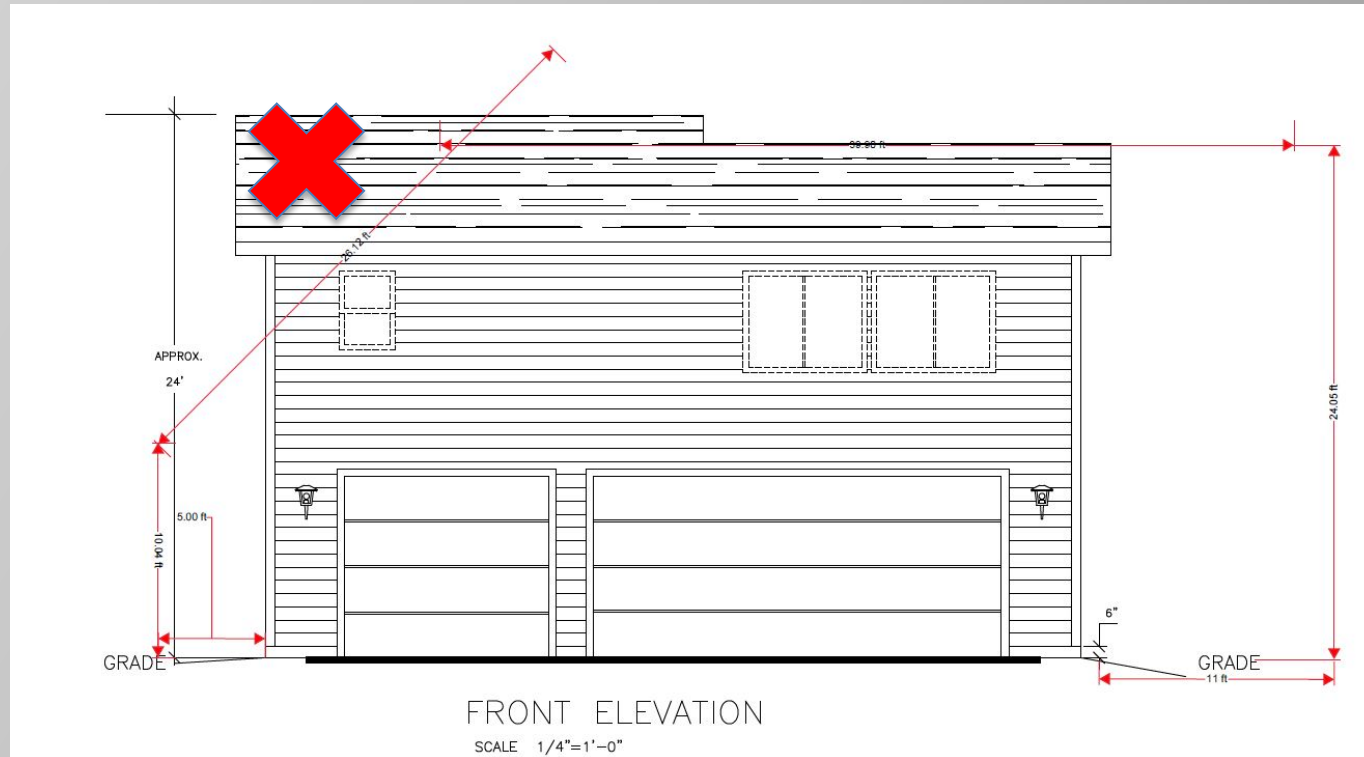
Discussion Item - 8: 2nd Story step backs for ADU's

Shows 3' sideyard setback and eave extending beyond 2'



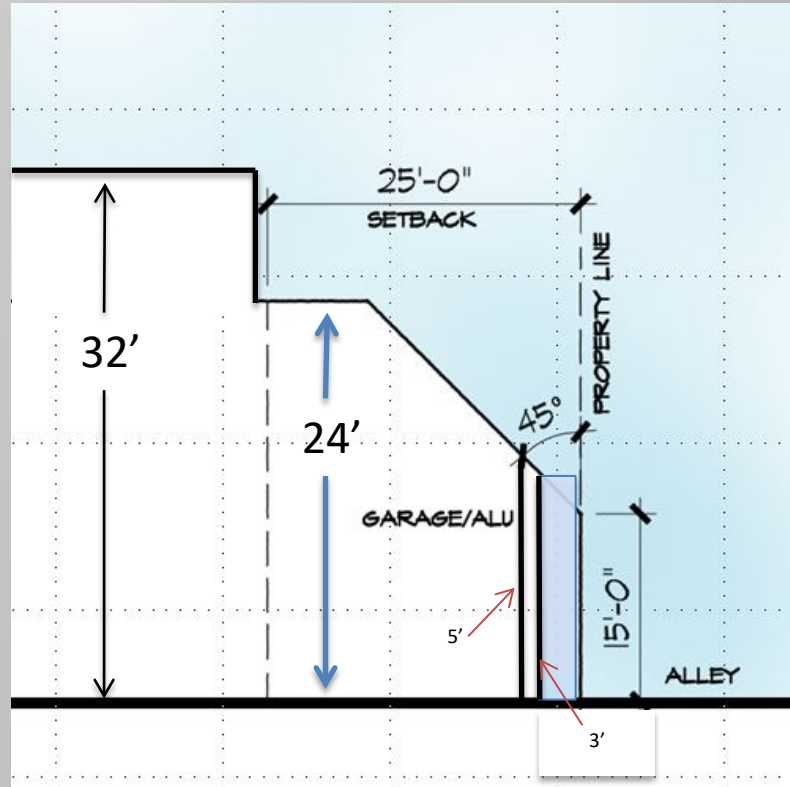
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Discussion Item - 8: 2nd Story step backs for ADU's – corner lot example



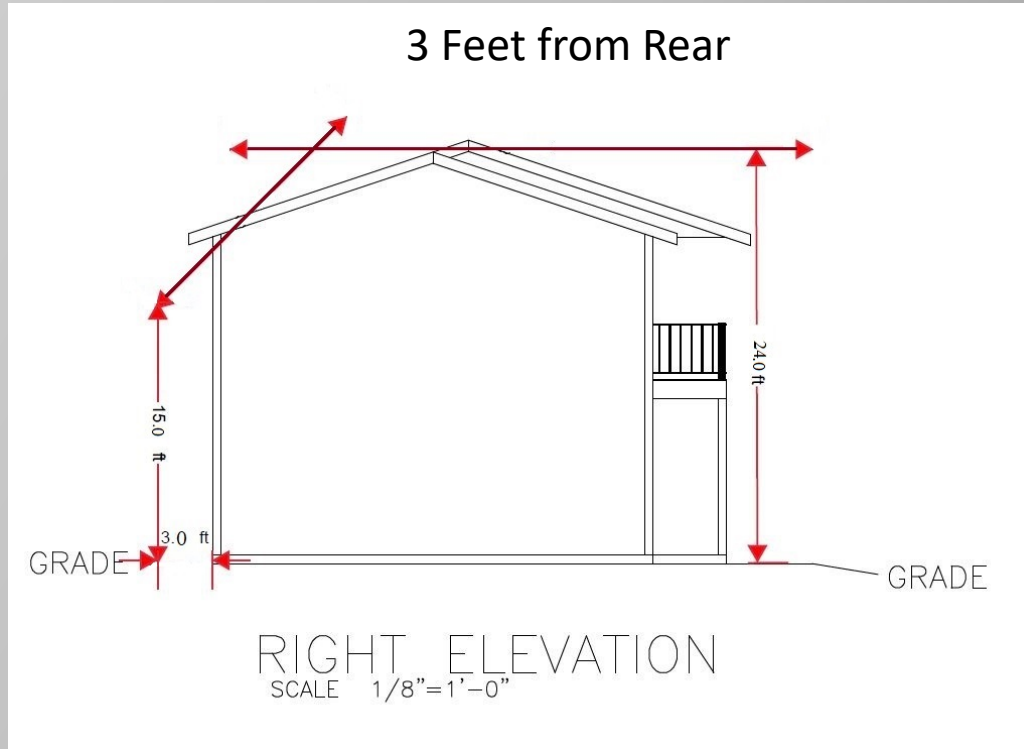
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Discussion Item - 8: 2nd Story step backs for ADU's from alley



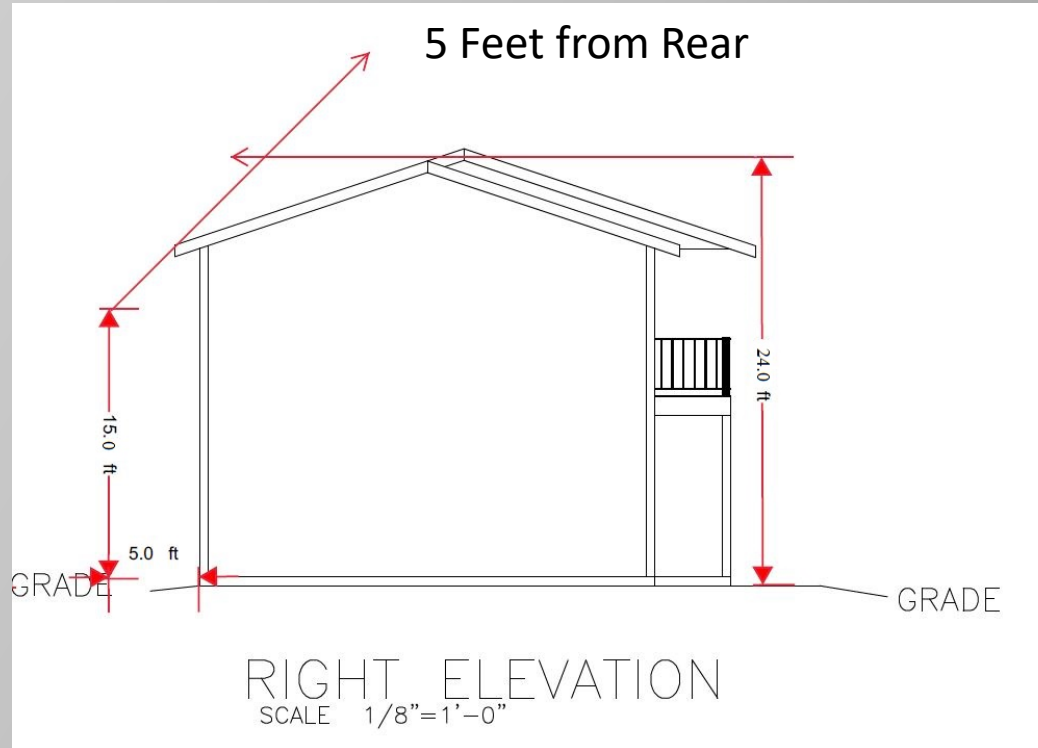
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Discussion Item - 8: 2nd Story step backs for ADU's from alley



Accessory Dwelling Units - Proposed Code Amendments

Discussion Item - 8: 2nd Story step backs for ADU's from non-alley property line



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Discussion Item - 9: - Lot Coverage / Open Space

Current Code : Does not address Lot Coverage / Open Space.

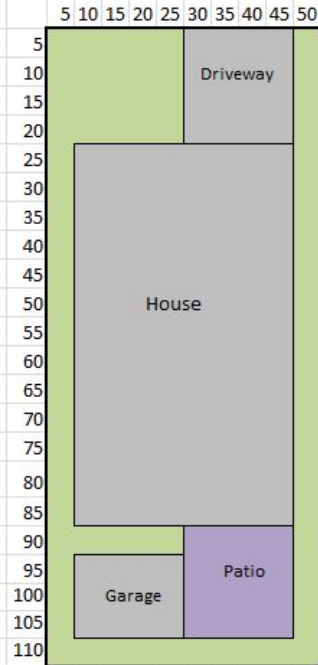
Proposed Code Amendments

- A 30% Pervious surface will be required for all lots with an ADU.
- Pervious surfaces include such things as grass, AstroTurf, pavers, grasscrete, gravel, and decking materials (unless it has a concrete or impervious surface below it).
- There will not be a dimensional requirement or a requirement for a certain type or quantity of landscaping/trees (other than the standard street tree requirements).
- The permit submittal will need to show all pervious areas on the lot and calculations.



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Discussion Item - 9: Lot Coverage/Open Space



33% Pervious

Patio	20	20	400
House	40	65	2600
Driveway	20	20	400
Garage	15	20	300
			3700

Lot	50	110	5500
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Pervious Surface **33%**

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Discussion Item - 9: Lot Coverage/Open Space

