

## *Ordinance Summary from the Zoning Committee*

### **Conversion Unit**

- Existing residentially zoned buildings (RS1 – RM6.5)
- May establish the greater of one additional unit or 33% of the total units that were lawfully established 20+ years ago
  - Special use in RS1 and RS2; permitted by-right in all other R districts
- Such new units are exempt from required accessory parking, open space and minimum lot area standards; open space impact fee will apply
- Residential buildings, nor the additional unit(s), do not need to be owner-occupied
- Cannot be provided in conjunction with coach house on same zoning lot

### **Coach Houses**

- A dwelling unit (established new or re-occupied) located in a structure that is accessory to a principal, detached residential building with four or less units
- May also be established absent a principal building; but, all other criteria apply
- May not reduce existing, on-site, required, accessory parking
- Any such occupancy is exempt from minimum lot area, accessory parking, floor area and open space requirements; the open space impact fee will apply.
  - Existing coach houses can only be expanded to the extent permitted under applicable bulk and density regulations
- Limited to 700 sq ft (60% of required rear setback); cannot exceed 22' in height (rooftop features not allowed); does not need to be owner-occupied
- Cannot be provided in conjunction with conversion unit on same zoning lot

### **Additional Text Notes**

- Rear yard open space dimensional text changed from “on any side” to maintaining a minimum circular diameter to help avoid long narrow unusable open spaces
- All residential parking requirements are 1:1
- Cannot be operated as a vacation rental or shared housing unit
- Zoning lot divisions can proceed when such division does not further increase an existing non-conforming

### *Ordinance Information from the Department of Housing*

- The **Additional Dwelling Units** (ADU) Ordinance is a proposed ordinance to increase the affordable housing stock in the city within the existing built environment.
- The ordinance would **legalize basement and attic conversions** in existing residential buildings.
- On properties where there is enough space to preserve the backyard view corridor, ordinance **legalizes construction of coach houses** under 700 square feet.
- Ordinance waives the most onerous regulations, such as Floor Area Ratio (FAR) and Minimum Lot Area (MLA) and additional parking.
- A modest affordability will be required of larger multifamily building owners, who will rent **every other unit** as affordable (e.g., a courtyard building owner who adds 8 basement units to their building will have 4 affordable units). 2-to-4 flat owners will not be impacted.
- ADUs will **not be eligible for use as shared housing** such as AirBnb.
- Permits for ADUs will not be issued before August 1, 2020, when the new building code goes into full effect. All new ADUs must comply fully with the City's building code.