



MEMORANDUM

DATE: January 8, 2019

To: Honorable Mayor & City Council

CC: Dave Bennett, Director of Public Works/City Engineer; Monte Nelson, Police Chief; Mitzi Baker, Community Development Director; Deb Little, City Clerk; Michelle Mahowald, Communications & Human Resources Director; Teresa Jensen, Director of Library and Information Technology Resources; Chris Hood, City Attorney

From: Ben Martig, City Administrator

RE: "Supplemental Agenda Background Memo" for January 8, 2019 No.2.

Summary Report:

The following is an update on agenda items as supplemental background agenda information made available on Tuesday, January 8, 2019.

Agenda

- Move Item # 7 Consider Approval of Board/Commission and Council Appointments from the consent agenda to the regular agenda. Councilor DeLong has requested this item be moved to the regular agenda. This item will be placed immediately following item #14 as #14 A on the regular agenda.

Item #16 Ord. 1000 Consider Ordinance Revising Accessory Dwelling Unit Regulations in Chapter 34 – Land Development Code

- Please see attached revised presentation for this item. Slides 9-17 were added to provide visual examples of lot coverage and possible designs.



Accessory Dwelling Units Regulation Amendment

City Council
January 8, 2019



What Are Accessory Dwelling Units?

An accessory dwelling unit (ADU) is a habitable living unit added to, created within, or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.

(Proposed Definition)



What is the issue?

Currently, an accessory dwelling unit must be located as part of a detached garage.

- Not senior friendly – usually upstairs
- Not all properties have detached garage in rear
- Does not address Tiny Houses
- Not useful if unable to rent
- Have seen increased demand for ADUs



Why are we doing this?

ADUs can:

- Provide affordable housing
- Provide safe senior living
- Increase density within walking distance of downtown
- Provide lower impact living
- Provide needed income for homeowners



Why are we doing this?

Strategic Plan (2018-2020)

Affordable Housing

A Community Where Everyone Can Afford to Live

- Review Best Practices for items such as opportunities for alternative housing types and styles, including mixed-use neighborhoods, accessory or mother-in-law apartments, modular homes, manufactured home parks and other innovative approaches to housing



Why are we doing this?

City Guiding Document References:

- *Comprehensive Plan:*
 - *HS1 Housing will strengthen the unique physical character of the community.*
 - *HS1.2 - Revise zoning and subdivision ordinances to ensure opportunities for development of alternative housing types and styles, including mixed-use neighborhoods, accessory or mother-in-law apartments, modular homes, manufactured home parks and other innovative approaches to housing.*
 - *HS1.6 -Establish standards for compact residential development and intensified land uses.*
 - *HS3 The City should assist in providing affordable housing.*



Why are we doing this?

City Guiding Document References:

- *Comprehensive Plan:*
 - *LU4 Facilitate the creation of residential areas with strong neighborhood qualities.*
 - *LU4.6 - Permit accessory structures as residential housing units (granny flats or mother-in-law apartments) within existing neighborhoods, especially near downtown.*



What are the proposed changes?

1. Remove requirement to be part of detached garage
2. Increase size of unit and remove lot size limit
3. No parking requirement
4. Remove requirement to look like principal dwelling
5. Allow Tiny Houses on foundations
6. Allow units to be rented
7. Allow churches to have an ADU

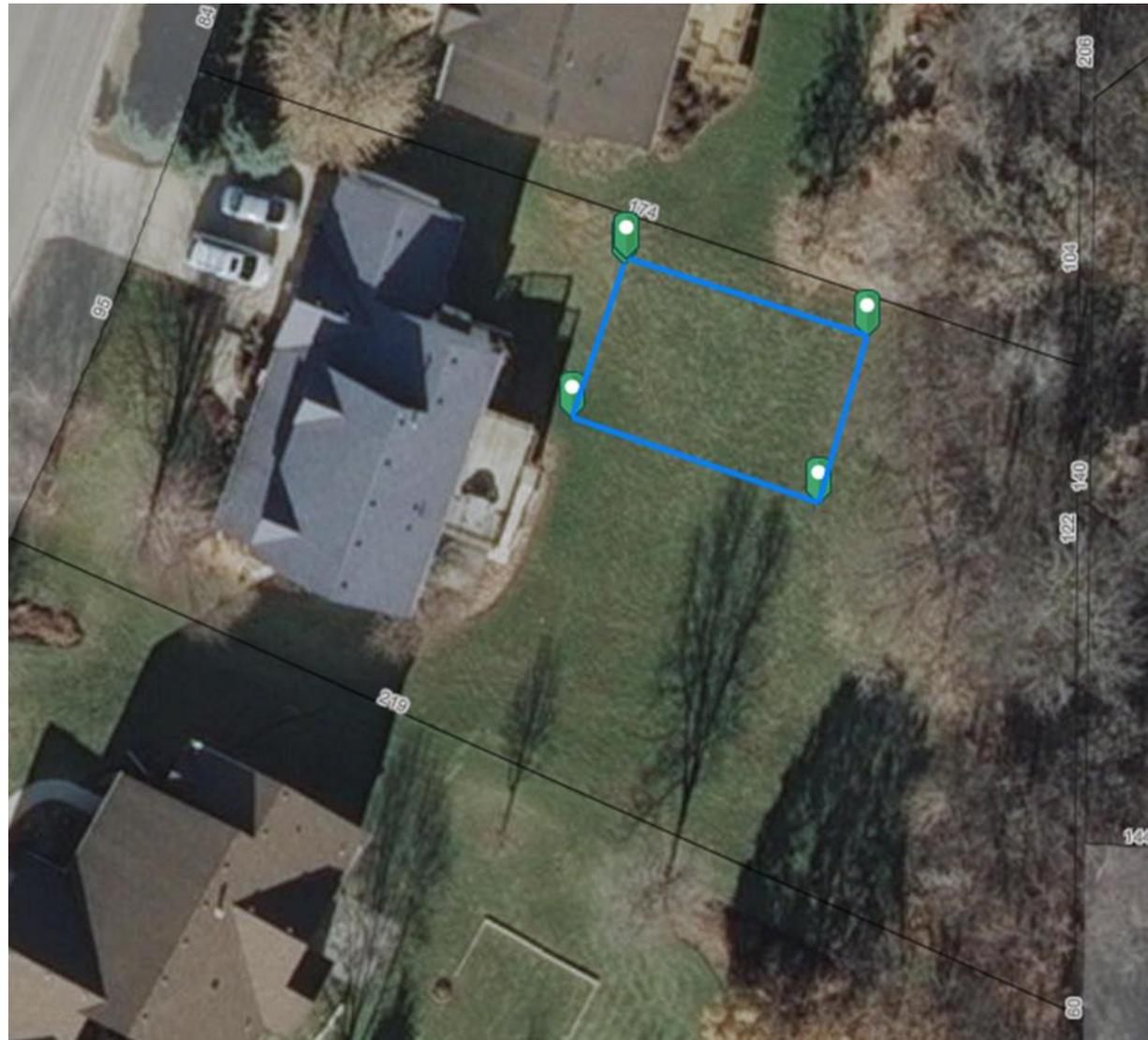




1000 SF Attached ADU



1250 SF Attached ADU



1200 SF Detached ADU

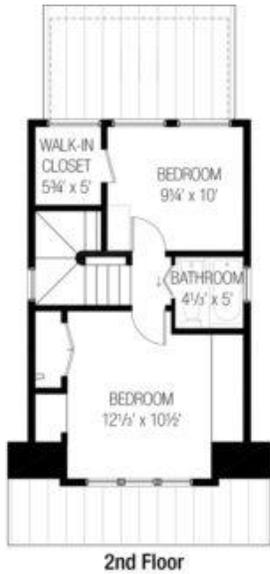
Product Examples

- The following images are products available from Tumbleweed Tiny House Company,[®] 1450 Valley Street
Colorado Springs, CO 80915
- <https://www.tumbleweedhouses.com/>

B-53

2 Bedroom 777 sq ft
3 Bedroom 884 sq ft

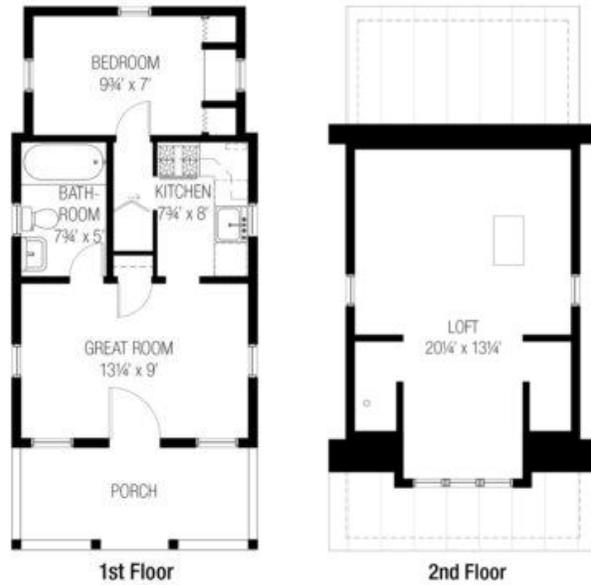
Floor Plans



Loring

Studio 261 sq ft
1 Bedroom 356 sq ft

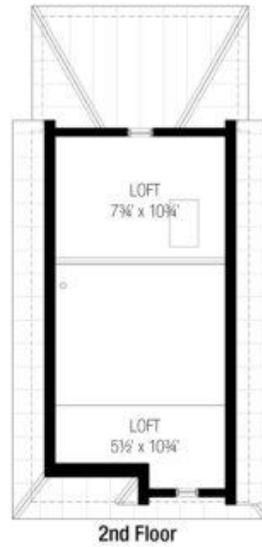
Floor Plans



Harbinger

Studio 310 sq ft
1 Bedroom 404 sq ft

Floor Plans



Enesti

2 Bedroom 746 sq ft

3 Bedroom 843 sq ft

Floor Plans



Bodega

Studio 261 sq ft

1 Bedroom 356 sq ft

Floor Plans



Sebastarosa

2 Bedroom 750 sq ft
3 Bedroom 847 sq ft

Floor Plans



Timeline

- First Reading of Ordinance - City Council meeting January 8, 2019
- Second Reading of Ordinance – City Council meeting January 22, 2019
- Ordinance becomes effective 30 days after approval

