

ACCESSORY DWELLING UNITS REGULATIONS UPDATE



October 25, 2017

WHAT IS AN ACCESSORY DWELLING UNIT?

- An ADU is a dwelling unit which:
 - Is subordinate to one primary single-family residential dwelling unit
 - Provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation
 - Has a separate entrance and permanent separation from the primary dwelling

BACKGROUND

- January 1, 2017:
 - Local agencies required to ease regulations and permitting requirements for Accessory Dwelling Units (ADUs) in residential districts
- Spring 2017:
 - ADU regulations using two-steps:
 - Step 1: Implement “temporary” Code amendments
 - Step 2: Conduct community outreach and draft proposed permanent ADU permitting procedures and standards
- Summer 2017:
 - Conduct community outreach

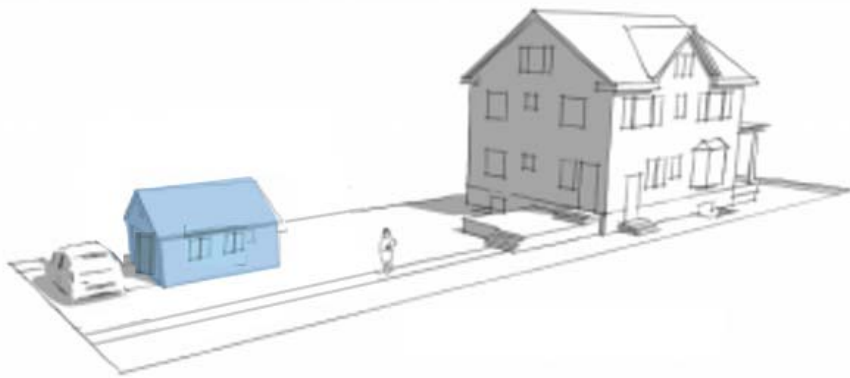
PURPOSE OF MEETING

- Part of Step 2 of two-step regulations update:
 - Gauge community interest in revising ADU regulations applicable to unincorporated Alameda County property owners
 - Take community input concerning elements, if any, to be included in the revised regulations

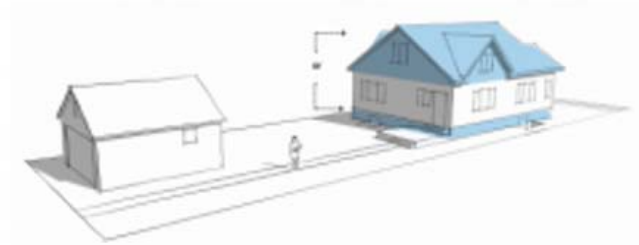
BENEFITS OF ADUs

- Adds to rental housing stock
 - Increases affordability
- Can make home ownership more affordable
 - Income from ADU
 - Lowers rental housing prices, allowing renters to save money
- Extended family/aging in place

COMMON TYPES OF ADUs



**Garage or Accessory Structure
Conversion, or New Detached ADU**



Interior Space Conversion

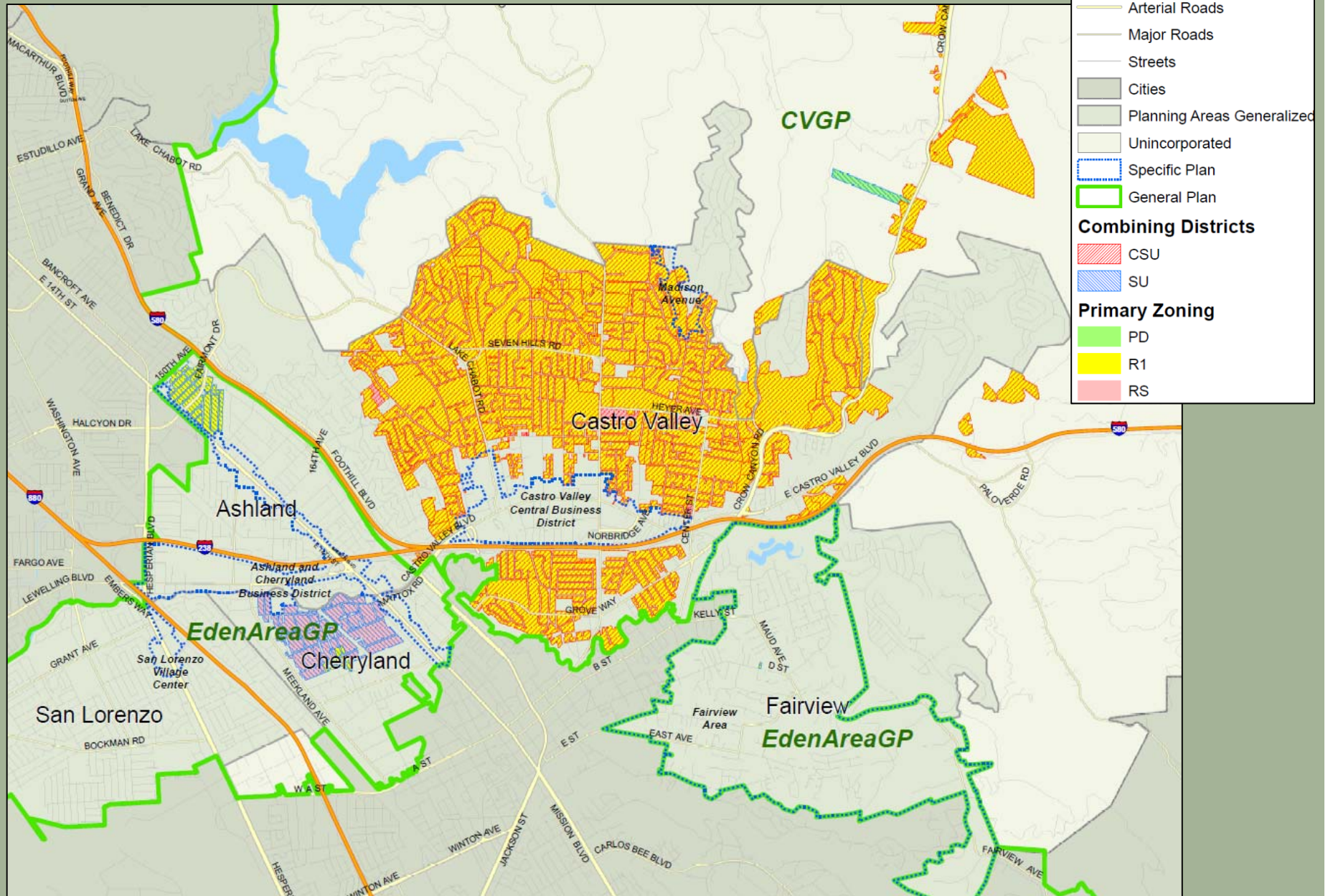


Addition

CURRENT COUNTY REGULATORY STRUCTURE

- Agricultural and Rural Residential Districts
 - *Policy for Secondary Units in Rural Residential and Agricultural Areas*
- Other Single-Family Residential (SFR) Districts
 - All SFR Districts
 - Allowed if fully contained within existing, permitted, fully enclosed space, whether attached or detached
 - Replace removed parking
 - Provide flexibility for replacement parking
 - In SU (Second Unit) combining Districts
 - Newly attached or detached ADUs are permitted
 - Max size is 640 square or 50% of size of primary, whichever is less
 - Setbacks, height limit, and lot coverage same as primary dwelling
 - One parking stall per unit/bedroom, except as superseded by State Law

SU DISTRICT



FEEDBACK RECEIVED

- East County/Sunol

- Agricultural Districts:

- Remove Rezoning requirements
 - Retain Site Development Review (SDR) requirement
 - Detached ADUs: determine location, height and size via SDR
 - Attached ADUs: same development standards as primary unit
 - Monitor approved permits to ensure compliance

- Rural Residential Districts:

- Remove Rezoning requirements, per State Law
 - Remove SDR requirement unless safety concern, per State law
 - Attached and detached ADUs, apply same general development standards as for main dwelling
 - New detached ADUs: 1,200 square feet max size
 - New attached ADUs: 50% of the size of the main dwelling, up to 1,200 square feet

- Zoning Counter

- Allow ADUs in any SFR Districts

Single-Family Residential Zones

- Need to determine whether to:
 - Retain SU Combining District
 - Revise development standards for ADUs (size, height, setbacks, parking, etc.)
 - Revise accessory structure standards, which impact interior space conversions. Consider:
 - Increasing setbacks
 - Revising size limit for consistency with ADU size limits for district
 - Revising height limit based on structure location

NOTE: For properties within HOAs, the County cannot consider HOA rules, and must issue permits according to State Law. Disputes are a private matter between the property owner and HOA.

NEXT STEPS

- Complete community outreach
 - CVMAC
 - Fairview
 - Eden Area
 - Ashland and Cherryland
 - San Lorenzo
- Present proposed draft revised regulations to BOS committees, advisory councils, and the Planning Commission for a recommendation
- Present proposed regulations to the Board of Supervisors for approval or denial

COMMENTS/QUESTIONS?

christina.horrisberger@acgov.org

(510) 670-5400



Thank You!