

Accessory Dwelling Unit State Law Changes (For Now)

Thursday, February 27, 2020
Public Presentation



Credentials

- AICP
- 16 years of urban planning experience
- Third time rewriting an ADU ordinance



Jobs to Housing Imbalance

- **55,000 Jobs/7,000 Housing Units in the past 12 months**
- **Santa Clara GDP was 316 Billion dollars in 2018**
- **The entire State of Colorado's GDP was 341 Billion dollars**

The State Strikes Back

SB 13

AB 670

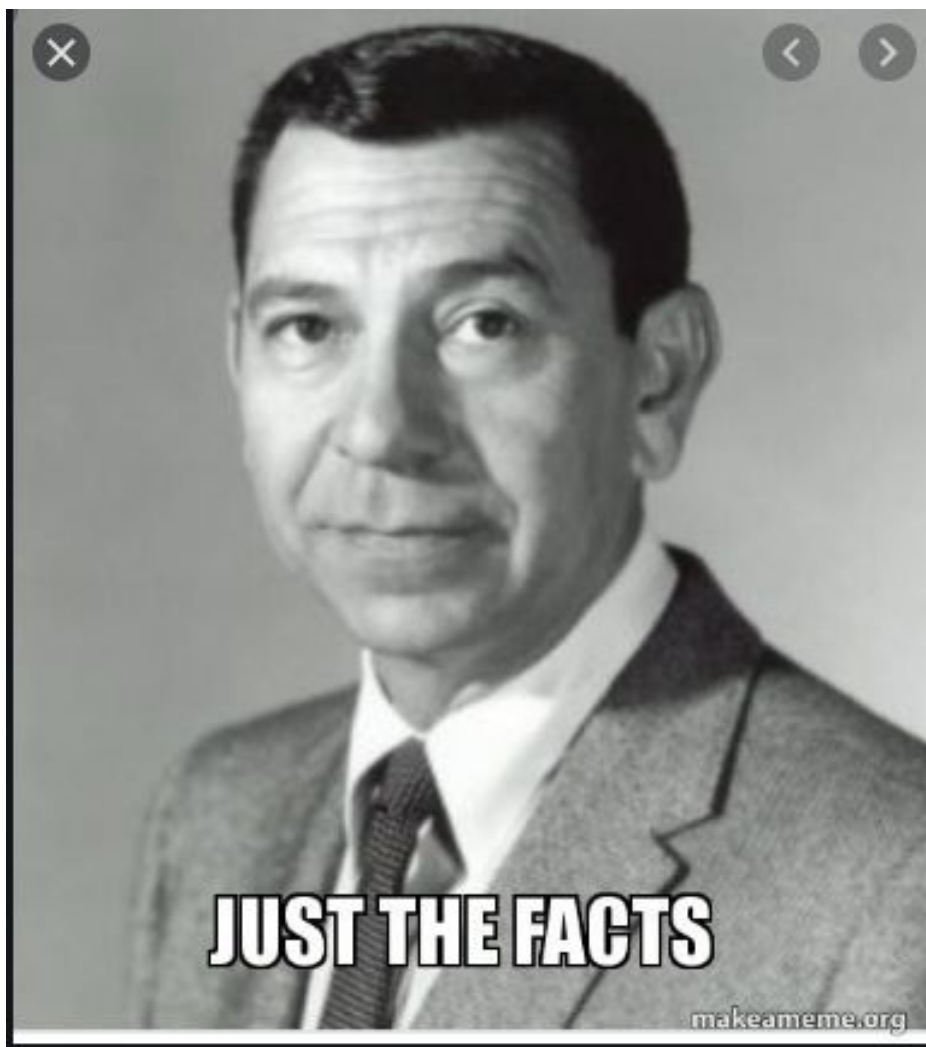
AB 587

?????

AB 68

AB 881

AB 671



Summary of Legislation

SB 13

Impact fees can't be assessed on units that are less than 750.

ADUs can be counted toward your RHNA number

If the garage is converted, replacement parking can't be required.

Summary of Legislation

AB 68

Lot coverage and lot size can't be used within an ADU ordinance

ADU application must be approved within 60 days of a complete application, unless construction is apart of the main structure

Prohibits using lot coverage, FAR, open space or other design standards if doing so doesn't allow at least an 800 square foot ADU

Summary of Legislation

AB 670

CCNRs are voided if they prohibit the building of ADUs

AB 671

City's must create a plan within their Housing Element to incentive and promote ADUs

Size of Units

800 Sq. Ft- Detached
ADU By Right

500 Sq. Ft. JADU By Right
within House

Parking Requirements

No parking requirement for a JADU

No parking requirement for a ADU if within an existing carport, garage

No parking requirement for an ADU if near transit or apart of a car share vehicle program

Additional Information

- ADUs within the body of an existing house can't be required to get separate utilities by the City

Junior ADUs and ADUs



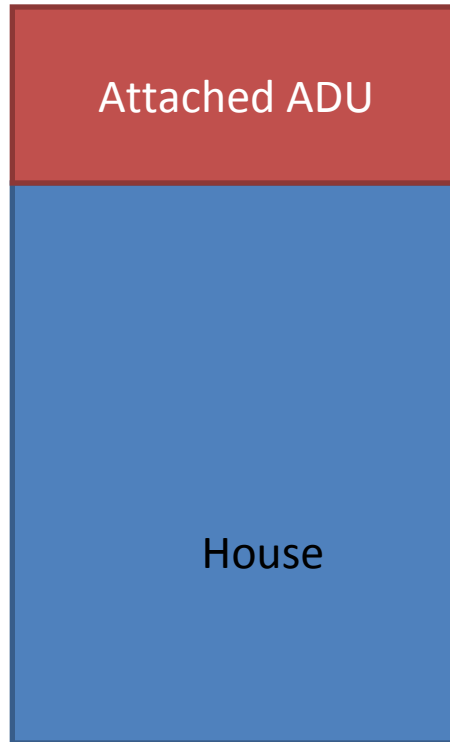
Detached ADU

The diagram illustrates two types of ADUs. On the right, a blue rectangular box is labeled 'Detached ADU'. On the left, a larger vertical rectangle is divided into two horizontal sections: a top red section labeled 'JADU' and a bottom blue section labeled 'House'.

JADU

House

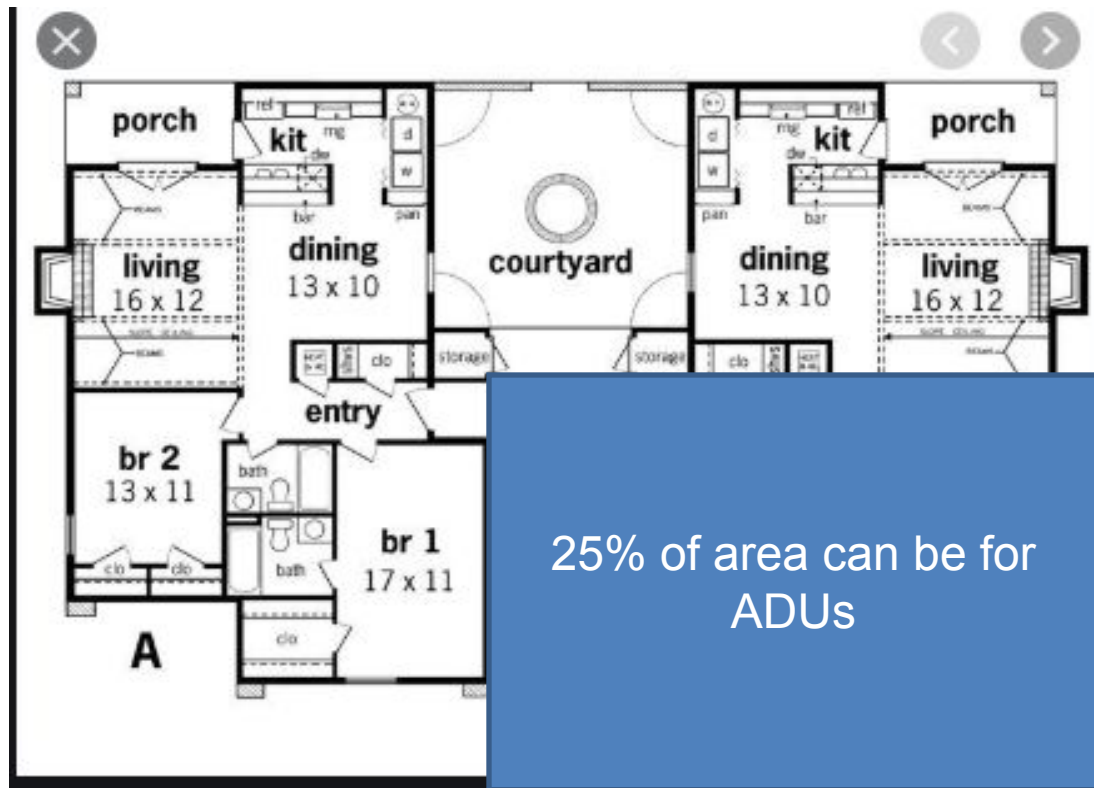
Junior ADUs and ADUs



Multi Family and ADUs

Detached ADU

Detached ADU



25% of area can be for ADUs

Questions/Comments



Amazon.com: Etch A Sketch - Classi...

Ar