



Text Amendment #2020-00007

Accessory Dwelling Units

(ADUs)

City Council

January 23, 2021

Department of Planning & Zoning

Office of Housing



What is an Accessory Dwelling Unit?

Secondary housing unit on a residential lot with a separate kitchen, sleeping area, and bathroom.





Purpose of Study

- Consistent with the recommendations of the **Housing Master Plan** and **Age Friendly Plan for a Livable Community**, and the **City Strategic Plan's** commitment to inclusive neighborhoods, the study was launched to draft an ADU policy to help expand housing options, affordability and accessibility in the city.



**Why are accessory dwelling
units an important housing
option?**

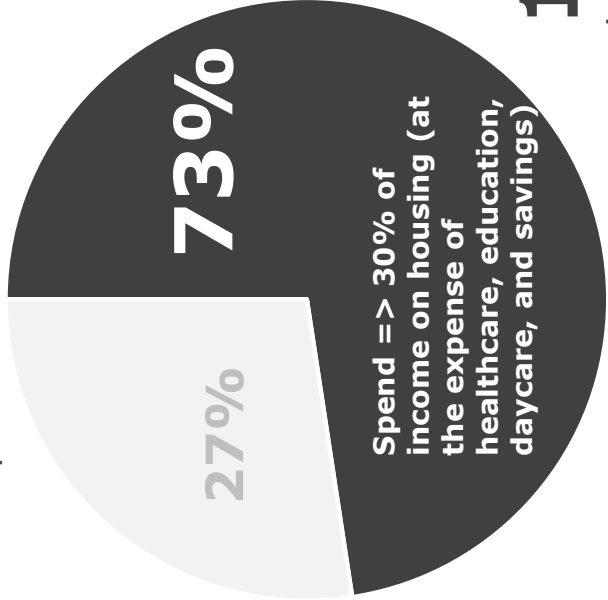


Loss of ~**16,000**
market-affordable
units (2000-2019)



- Enhance housing affordability for the city's workforce, including recent graduates and young professionals

Cost burden among renter households with incomes less than \$75K



15,077 households



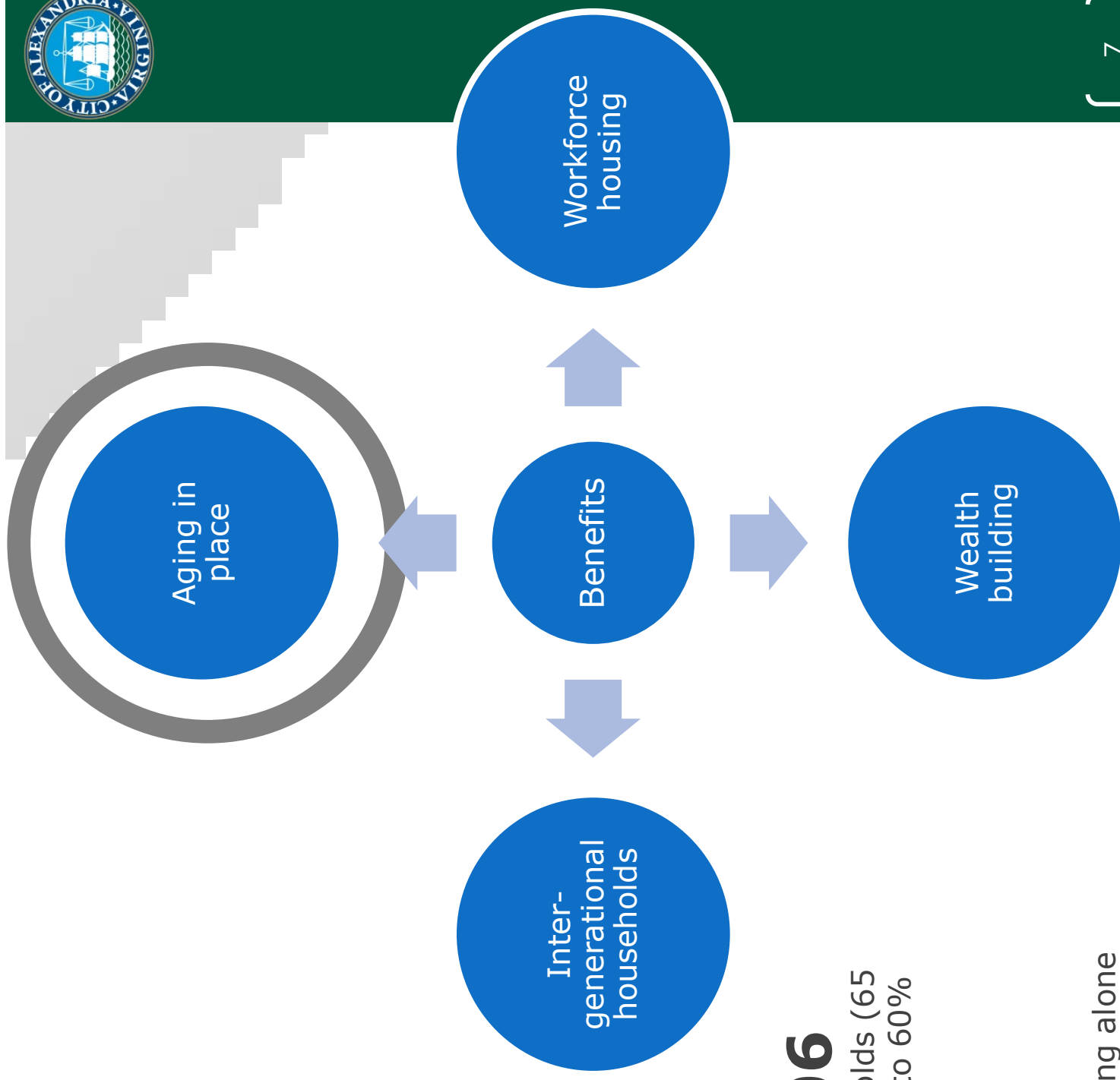
- Enable seniors and persons with disabilities to age safely, comfortably and more affordably in place by providing convenient on-site housing for their caregivers

~3,350-3,906

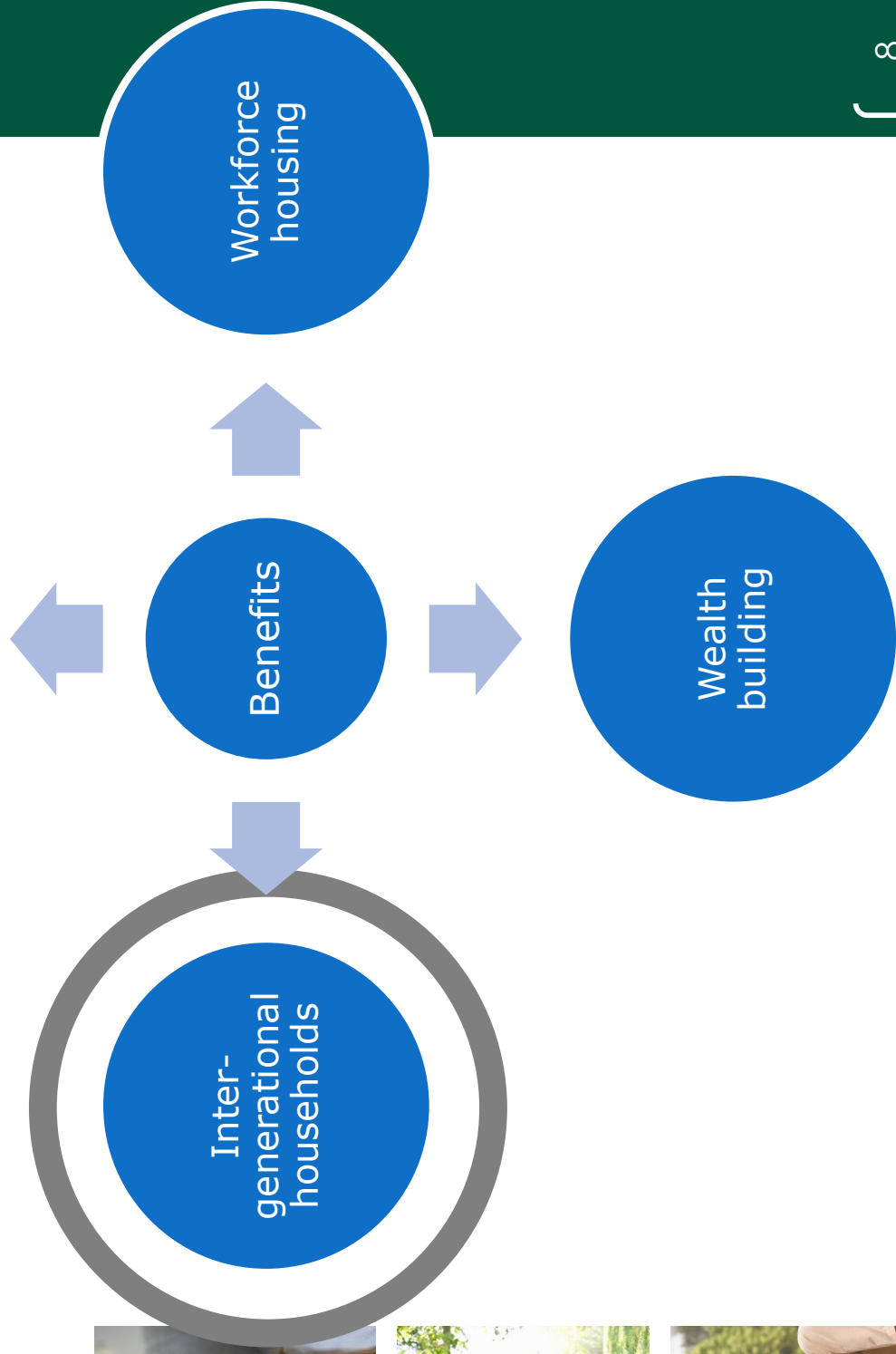
Low-income senior households (65 and above with income up to 60% AMI)

~6,132

Seniors (65 and above) living alone



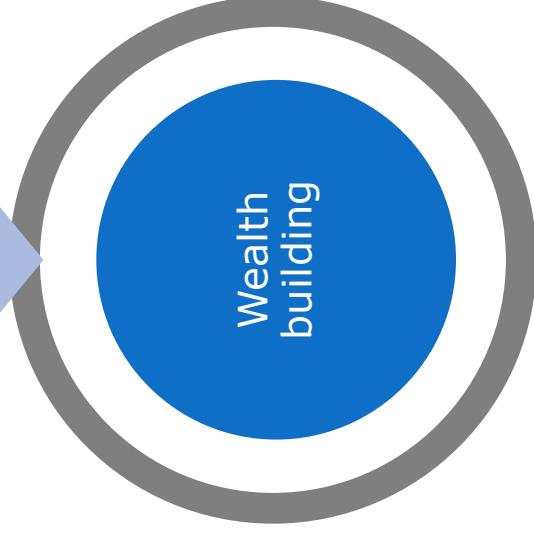
- Foster opportunities for intergenerational households by providing on-site housing options for aging relatives and adult children



- Bring in supplemental income that helps first-time homebuyers and long-time Alexandrians at risk of being priced out of the city

3,650

of homeowners w/incomes up to \$75,000 who spend more than 30% of income on housing

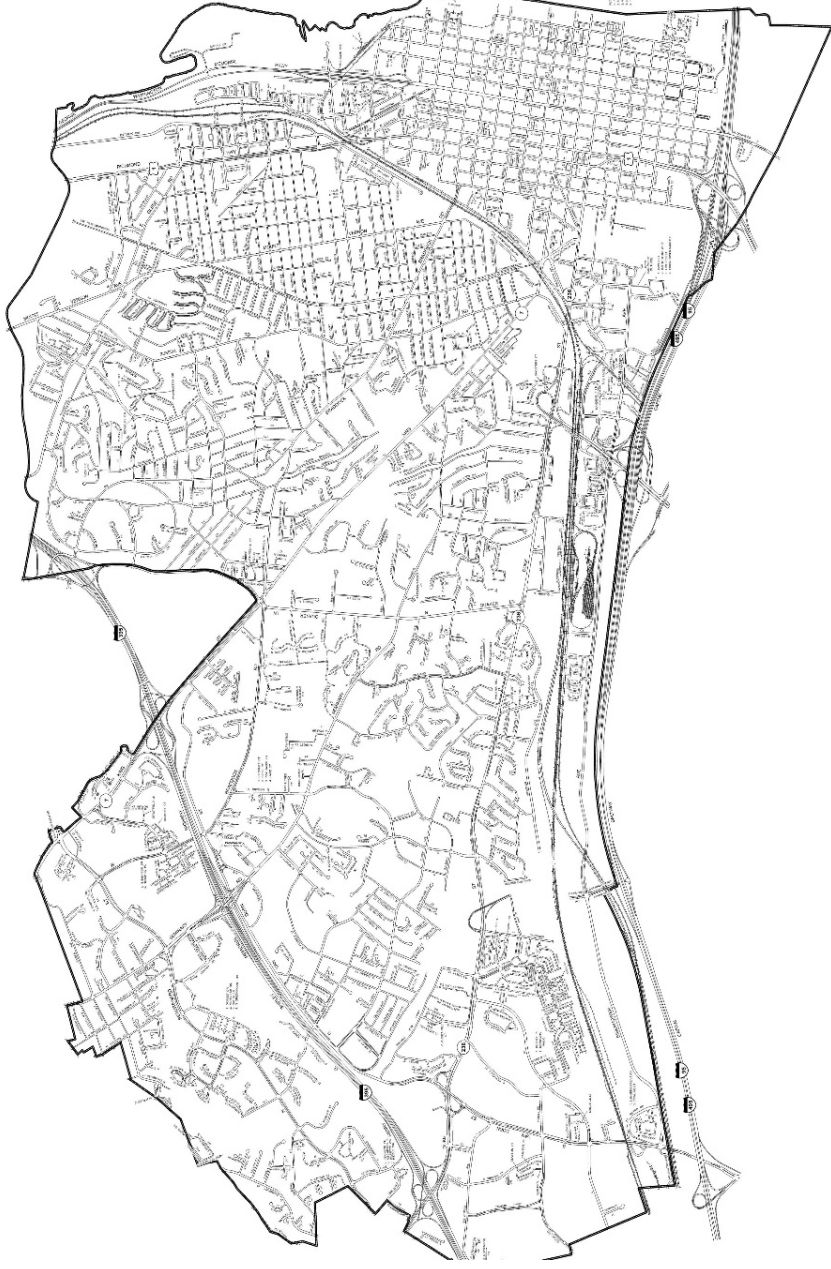




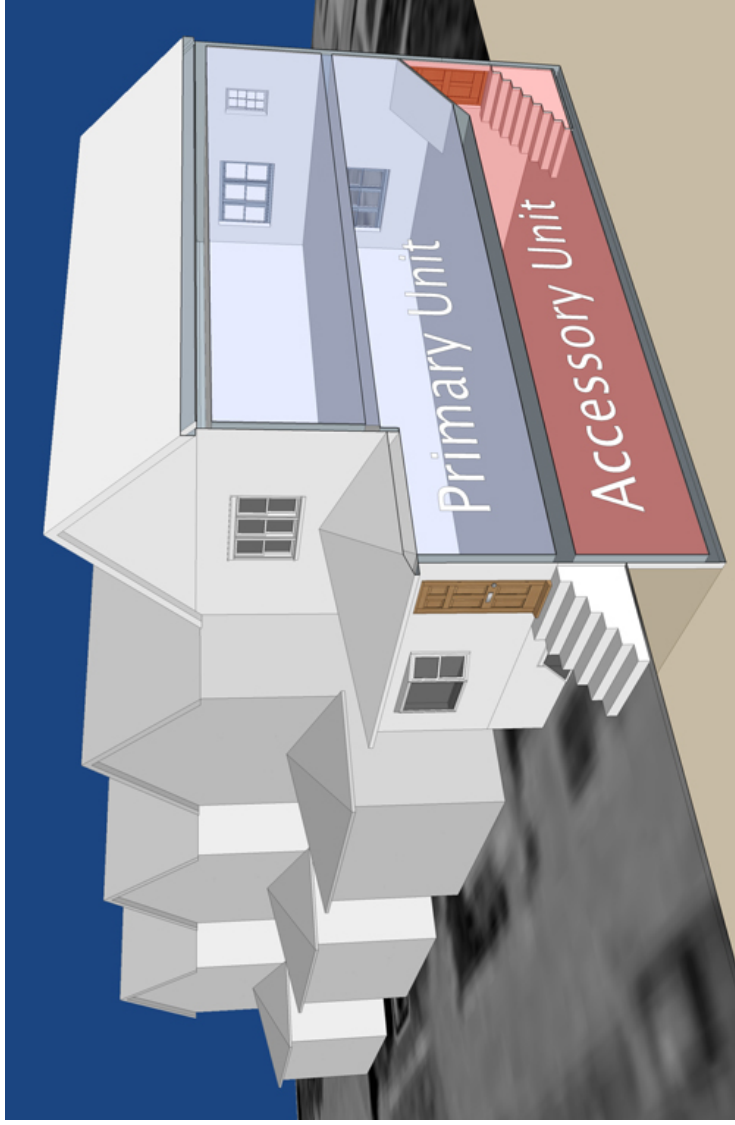
Staff Recommendations

Allow ADUs City-wide

Allow one ADU on any property developed with a single-family, two-family or townhouse dwelling.



Internal ADUs





Detached ADUs





Separate ADU Permit Required

A separate, no-fee permit administered by Planning and Zoning shall be required for ADUs.

- Having a permit process for ADUs would:
- Increase predictability for applicants
 - Ease implementation and enforcement of the proposed rules



Occupancy and Use Limitations

- Occupancy limited to three persons or fewer.
- Only one ADU permitted per property.
- The ADU/principal dwelling shall be under common ownership.
- Short-term rentals permitted following current City policy



Size Limitations

- Internal ADUs shall not exceed one-third of the principal dwelling's gross floor area
- Detached ADUs shall not have a footprint that exceeds one-third of the principal dwelling's footprint or the greater of the following:
 - 350 sq. ft. on lots \leq 2,500 sq. ft.
 - 500 sq. ft. on lots $>$ 2,500 sq. ft.



Floor Area Ratio (FAR)

- Allow detached ADUs to be eligible for the same FAR exclusions currently applicable to detached garages/sheds
- Floor area eligible for exclusion would depend on the size of the property and other factors (location within historic district, dwelling type)
- Floor area eligible for exclusion within all detached structures on a property would be cumulative



Setback Requirements

- Detached ADUs must provide at least **one-foot** setbacks from side and rear lot lines
- If windows face the nearest lot lines, the setback shall be **three feet**.
- Dormers must comply with standard setback requirements



Height Limitations

Detached ADUs shall not exceed the height of the principal dwelling or 20 feet, whichever is less.



Other Considerations

- No off-street parking spaces required for ADU
- Create special exception process for ADUs



Outreach

- Mar. 11:** Commission on Aging briefing
- Apr. 17:** Intro to ADUs video presentation posted; survey released
- May 13:** Del Ray Citizens Association briefing
- Jul. 15:** Follow-up ADU video presentation posted; survey released
- Aug. 18:** North Ridge Citizens' Association briefing
- Aug. 27:** AHAAC briefing
- Sep. 14:** Second North Ridge Citizens' Association briefing
- Sep. 21:** Second Commission on Aging briefing
- Oct. 1:** Second AHAAC briefing
- Oct. 6:** City Council briefing
- Oct. 9:** Draft policy recommendations released; questionnaire posted
- Oct. 22:** Virtual community meeting
- Nov. 5:** Third AHAAC briefing
- Nov. 6:** Questionnaire closed
- Nov. 23:** Federation of Civic Associations meeting
- Nov. 24:** Second Del Ray Citizens' meeting
- Dec. 1:** Planning Commission briefing
- Dec. 3:** Fourth AHAAC briefing
- Jan. 7:** Fifth AHAAC briefing
- Jan 12:** Second City Council briefing
- Jan. 13:** Old Town Civic Association briefing



Planning Commission initiated and recommended approval