



City of Lake Forest Park

Planning Commission Meeting Tuesday, May 11, 2021 **PROPOSED MEETING AGENDA**

Meeting to be Held Virtually

See second page for information about how to participate virtually

City Hall is Closed to the Public

- **Call Meeting to Order—7:00 p.m.** (confirm recording start)
- **Land Acknowledgement**
- **Approval of Agenda**
- **Commission Norms/Culture**
- **Approval of Meeting Minutes** – April 12, 2021
- **Meeting Dates**
 - Next regular meeting is scheduled for June 8, 2021
- **Citizen Comments** (Each speaker has three minutes to comment)

The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. Instructions for how to make oral Citizen Comments are available here: <https://www.cityofflp.com/617/Virtual-Planning-Commission-Meetings>
- **Report from City Council Liaison**
- **Old Business**
 - Addressing Housing Diversity and Affordability in LFP
 - Review single family zoning (map and regulations)
 - Review Comprehensive Plan Housing and Land Use policies
 - Discuss policy questions related to ADU code update
- **New Business**
 - Election of Chair and Vice Chair
- **Reports and Announcements**

- **Additional Citizen Comments**
- **Agenda for Next Meeting**
- **Adjournment**

Planning Commission's Land Acknowledgement

We'd like to acknowledge we are on the traditional land of a rich and diverse group of Native Peoples who have called this area home for more than 10,000 years. We honor, with gratitude, the land itself and the descendants of these Native Peoples who are still here today. In doing this we aim to illuminate the longer history of this land we call home, our relationship to this history, and the heritage of those peoples whose ancestors lived here before the European-American immigration that began in the 1800s.

Instructions for participating in this meeting virtually:

Please click the link below to join the webinar:

<https://zoom.us/j/96342704635>

Or One tap mobile :

US: +12532158782,,96342704635# or +16699006833,,96342704635#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 669 900 6833 or +1 346 248 7799 or +1 408 638 0968
or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 963 4270 4635

International numbers available: <https://zoom.us/j/ab9l1mF0KJ>



Memorandum

To: Planning Commission
From: Steve Bennett, Planning Director
Date: April 29, 2021 (**updated May 6, 2021**)
Re: Approach for ADU regulations update starting with the May 11, 2021 meeting
Attachments: 1. 4/30/2021 Memorandum from Deputy Mayor providing Guidance for Revising ADU/DADU Ordinance

The City Council has asked the Commission to review the City's Accessory Dwelling Regulations and recommend changes to the code that will encourage more residents to build ADUs on their single-family zoned properties. *The Deputy Mayor has recently sent the Commission a memorandum providing more detail about the Council's guidance (see Attachment 1).* In February, the Commission received presentation from citizens that proposed a model ordinance intended for updating the regulations. In March, the Commission reviewed existing Comprehensive Plan policies and talked more generally about how ADUs fit into the City's housing policies addressing affordability and housing diversity and what might be potential steps in addressing housing needs in the 2024 comp plan update. In April, the Commission began discussing its approach to addressing the Council's request and how public engagement would fit into the process. After the April Commission meeting, Chair Larson, Vice Chair Katz, and Planning Director Bennett met to discuss a tentative schedule or 'road map' for the next three meetings. The following draft of the road map was prepared by Director Bennett after the discussion with Chair Larson and Vice Chair Katz.

May

- Review single family zoning (map and regulations)
- Review Comprehensive Plan Housing and Land Use policies
- Review background materials on ADUs and discuss policy questions like those in PSRC brochure (see link on next page)

June

- Discuss known barriers in City's ADU code provisions and hear from previous applicants regarding their experience in applying for ADU permits and others who ended up not applying due to barriers
- Presentation on ADU permitting/regulations in surrounding jurisdictions

- Revisit existing LFP ADU code provisions and Fiene/Lawson/Tonkin code model
- Discuss implications of recently passed state legislation
- Discuss potential areas of amendment in LFP ADU code provisions
- Introduce public engagement strategy and draft survey

July

- 1st review of draft amendment language to LFP ADU and Accessory Structure code provisions
- Continued discussion approach to public engagement and review survey results (if available)
- Revisit how ADU regs update fits into overall approach to understanding housing needs and 2024 comp plan update

The remainder of this memo contains links to materials that are relevant to topics in the draft road map above. This is being provided before the distribution of regular meeting materials so Commissioners to have sufficient time to review these materials and be more prepared to speak to the issues surrounding ADUs at the May 11 meeting.

Link to LFPMC Single Family Zoning Regulations:

<https://www.codepublishing.com/WA/LakeForestPark/#!/LakeForestPark18/LakeForestPark1816.html#18.16>

Chapters 18.16 through 18.22 of the LFP Municipal Code contain the base regulations for each of the City's single family zones. It may be easier to understand the differences between the zones by reviewing the Help Topic 2.4 brochure for the single family zones that can be found at this link: <https://www.cityoflfp.com/221/Help-Topics>

Link to LFP zoning map:

<https://www.cityoflfp.com/608/PDF-Maps>

Scroll to the bottom of the page to find the zoning map. The legend of the zoning map corresponds to the different zoning districts mentioned above. There are a couple of other maps on this page that may be of interest. One relates to which lots are large enough to have accessory dwelling units and the other is an analysis of which lots are large enough to be subdivided into two or more lots. Both maps are overlaid with a layer showing where there are known critical areas (which could restrict the viability of building an ADU or subdividing).

Link to LFPMC Accessory Dwelling Unit and Accessory Structure Regulations:

<https://www.codepublishing.com/WA/LakeForestPark/#!/LakeForestPark18/LakeForestPark1850.html#18.50>

The ADU regulations can be viewed here in context with other regulations that apply to all zoning districts.

Link to the Current Comprehensive Plan (2015):

<https://www.cityoflfp.com/160/Lake-Forest-Park-Comprehensive-Plan>

Comp Plan goals and policy relevant to housing issues can be found in Volume 1 in the sections entitled 'Land Use' element (pgs. 19-27) and 'Housing' element (pgs. 41-44). Additional background information that supports the policies can be found in Volume 2 in sections with the same titles.

Link to Puget Sound Regional Council (PSRC) brochure on Accessory Dwelling Units:

<https://www.psrc.org/sites/default/files/hip-adu.pdf>

Vice Chair Katz has recommended this brochure as a good summary of the issues surrounding ADUs. It was published in February of this year and includes a set of policy questions that may be helpful to Commissioners in distilling their thoughts about the subject. At the end of brochure are several links to 'Model Policies, Regulations, and other Information.' The link to a presentation about City of Renton's ADU code update provides a good example of another, larger city's approach to the issue.

CITY COUNCIL OF LAKE FOREST PARK

TO: PLANNING COMMISSION

FROM: DEPUTY MAYOR PHILLIPPA KASSOVER

SUBJECT: GUIDANCE FOR REVISING ADU/DADU ORDINANCE

DATE: 4/30/2021

CC: COUNCIL MEMBER TOM FRENCH, PLANNING DIRECTOR STEPHEN BENNETT

The City Council has discussed the need for a revision of Ordinance 18.50.050 during several instances over the past few years. The Council again addressed the topic during a Special Meeting on April 23, 2021, with reference to providing policy guidance to the Planning Commission.

This discussion took place in the context of our broader discussion about renewing the city's Strategic Plan for the period of 2021-2026. Council agreed that housing needs to be category in a renewed Strategic Plan, and that a housing needs assessment should be conducted prior to the revision of the City's Comprehensive Plan, which is due in 2024. This will require a budget allocation and will occur in a future year.

In the meantime, council agreed that the current ordinance regulating the building of ADUs needs revision specifically to streamline and remove unnecessary barriers for homeowners wishing to consider building an ADU or incorporating a DADU into a current structure.

Council also agreed that the purpose of encouraging ADU and DADUs in the city is to increase the diversity of housing options, promote multi-generational living and aging-in-place, increase opportunities for homeowners and new residents, while maintaining the character of our neighborhoods.

Council also directed that our policy guidance be brief and give independence to the Planning Commission to develop revisions for our consideration. There was also agreement on the urgency of this task, given the serious housing shortage in our region.

**City of Lake Forest Park - Planning Commission
Draft Regular Meeting Minutes: April 13, 2021
Virtual/Zoom Meeting**

Planning Commissioners present: Chair Maddy Larson, Vice Chair Rachael Katz, Lois Lee, Ira Gross, David Kleweno, Richard Saunders, Melissa Cranmer, T.J. Fudge, Steve Morris

Staff and others present: Steve Bennett, Planning Director; Nick Holland, Senior Planner, Deputy Mayor Phillipa Kassoover, Councilmember Lorri Bodi

Members of the Public: Mike Dee

Planning Commissioners absent: n/a

Call to order: Chair Larson called the meeting to order at 7:01 pm.

Land Acknowledgement:

Chair Larson read the land acknowledgement.

Approval of Agenda

Comr. Saunders made a motion to approve the agenda, Comr. Katz seconded, and the agenda was approved unanimously.

Commission Norms/Culture

Chair Larson explained the reasons behind this agenda item. She described some of the typical norms that traditionally lead to good culture. She said that she wants to formalize the process for bringing on new members. She asked for input. Comr. Saunders said that different viewpoints should be respected and listening is key. Comr. Gross said that the Sound Transit garage work is an example of a task that may be too big, and that it should be broken down into smaller parts to handle easier. Comr. Katz said that the group needs to trust one another and understand that the group is listening to the points made by others. Comr. Lee said that zoom is not the preferred format for her to interact but that she wants to see things get done to shape the City. Director Bennett indicated that City Hall may be open in June or July, but until then zoom would be the meeting format used. Comr. Fudge talked about ground rules used at his organization and suggested some models that could be helpful in drafting formal policies. He said focus on ideas, not personal statements, for example. Chair Larson asked Comr. Fudge for copies of the materials. Comr. Kleweno said he usually will disagree with someone during a group discussion but wants to understand what can be learned from that disagreement. Chair Larson suggested updating the Planning Commission orientation materials with new information. She summarized the ideas that were spoken of during this discussion.

Approval of Meeting Minutes from March 16, 2021

Comr. Lee made a motion to approve the March 16, 2021 Planning Commission meeting minutes, Comr. Saunders seconded. Comr. Katz suggested changes on page 3 line 28, first word change to "underestimate." Comr. Kleweno page 3 line 38 and asked who "he" referred to. It was decided that Director Bennett was the person referred to. All voted and the minutes, as amended, for March 16 were approved unanimously.

Meeting Dates:

Next regular meeting is scheduled for May 11, 2021. Comr. Gross said he would not be attending.

Citizen Comments: Chair Larson asked if any members of the public wanted to speak but none of the attendees indicated a desire to.

Report from City Council Liaison

1 Deputy Mayor Kassover said that Council is turning their attention to the next round of strategic planning for
2 the City. She said that they have reviewed the 2016 plan and reflected on some of the accomplishments. She
3 thanked the Planning staff for their help with the work. She mentioned the priorities for the next round
4 which are culverts and sidewalk work. She said that the Council will be looking at the future vision for the
5 City and what opportunities and challenges the City has in its future. She said that a work plan will eventually
6 be developed, which will include ADUs as a priority. She invited all to join and she suggested attending
7 meetings, because written minutes often do not capture the importance of the topics. Chair Larson asked if
8 the work sessions are recorded and it was confirmed that they were being recorded. There was discussion
9 about how to attend the meetings via the City website.

10 11 **Old Business**

12 - Addressing Housing Diversity and Affordability in LFP

13 - Continued Discussion of Commission Approach - Public Engagement Strategy

14
15 Chair Larson said that changes to the ADU code should involve the community and their input. She asked
16 for ideas about how to engage the public. Cmr. Lee asked about data that might be available to examine. She
17 said that the Commission can get out and talk to people. Chair Larson said that in 2020 the State was
18 encouraging local governments to eliminate parking requirements for ADUs within a certain distance of
19 transit stations. Director Bennett said that the Legislature is not proposing anything in 2021 that would make
20 the City out of compliance with State GMA mandates. Deputy Mayor Kassover said that those who have
21 gone through the process of applying for an ADU are a good resource for the Commission to access.
22 Director Bennett said that the Planning Department staff are researching past ADU project applicants to
23 recover information on their experience. Cmr. Fudge asked if community outreach strategies are being
24 considered only for the ADU code update, or if it is for overall housing strategy. Chair Larson said that all
25 housing should be the focus. Cmr. Katz said that the Commission's scope should be narrower, and that she
26 is hesitant to tackle broader issues when it could be easier to address amendments to the ADU code and
27 accomplish a tangible task that has been directed by the Council. She said that the comprehensive plan
28 update should be the area to explore new housing policies for the City. Cmr. Cranmer said that she wants to
29 understand what can be changed in the code before public outreach is done. Director Bennett said that the
30 current regulations are relatively restrictive, and that the Legislature is considering legislation that would
31 require local governments to open up the regulations to allow for an increased number of ADUs. He
32 summarized some of the proposed legislation. Cmr. Morris said that the political and cultural goal to increase
33 density and affordability would lead to relaxing the regulations. He said that the Council and Commission
34 should play a leadership role in this issue.

35
36 Cmr. Kleweno recited some of the comprehensive plan policies from the housing element. He said that he is
37 concerned about looking for a solution to housing with ADUs as the primary tool. He said that the
38 community should have a conversation about the future of housing through this exercise. Chair Larson
39 emphasized the role of the Planning Commission regarding this task. Cmr. Morris summarized his
40 understanding of the Commission's role in the community. Director Bennett said that public involvement can
41 often complicate priority selection, he explained that sometimes the Commission works best when solving
42 and working through Council set mandates and goals. Cmr. Lee talked about how affordable housing is
43 needed in the City and asked why the ADU regulatory process is difficult. Director Bennett responded that
44 there would be a more detailed discussion of the restrictive provisions later in the meeting, but one of them
45 was the requirement for detached ADUs to be in the rear yard. Cmr. Saunders talked about his view of the
46 Commission's role and indicated that the Council has asked the Commission to work on the ADU code. He
47 said he agreed with Cmr. Kleweno's comments. Cmr. Cranmer asked about the purpose of a map that was
48 included in a Council presentation on growth targets and whether property owners should be informed about
49 their properties being highlighted on the map as subdividable. Director Bennett and Chair Larson responded
50 to her question by providing examples of out how most purchasers of such properties would become aware
51 of that potential. There was additional discussion on density and housing policy direction.
52

Chair Larson summarized some of the points discussed and talked about a potential strategy for the Commission to employ while working on this task. Cmr. Katz said that the ADU code update is a first step for housing diversity, and there may be more to follow at the Commission level. Cmr. Kleweno said that the ADU code revisions should be separate from overall housing policy for the City. He would like the Commission to state their direction in a broader sense and asked whether ADUs help create housing diversity in the City. He suggested sending out a survey to the community to gauge their interest on the ADU topic. Cmr. Fudge said that ADUs are not exclusively a housing affordability issue since they present challenges to affordability. He talked about the advantages of ADUs to individual owners. He suggested that affordability and diversity are not the reasons behind the ADU code update. Cmr. Lee said that she agrees with Cmr. Kleweno, and asked about some of the past applicants for ADUs and asked if there is a demand for ADU construction. She also said that she would like to see existing ADU numbers. Director Bennett said that there is demand for ADU construction, but that there is difficulty within the current regulations as well as financial challenges related to construction prices. Deputy Mayor Kassover shared information on a study done in Los Angeles regarding ADU regulations which were relaxed, and the result was an increase in demand to construct ADUs. Chair Larson asked about the current regulations and said it is important to understand what is not working with the current regulations. Cmr. Fudge asked about summarizing what has been talked about to this point. Chair Larson provided a summary of direction to this point. Cmr. Kleweno said that there are two separate conversations, one on ADUs, one on housing policy. Deputy Mayor Kassover said that the comprehensive plan revision is coming in 2023, which will include a housing element and she recommended working on housing policy changes during that update process. Chair Larson said she is in favor of having a conversation about the larger housing policy issues. Cmr. Fudge suggested that the ADU code should be updated to reflect LFP community values and that finding out what the community values should be a priority. Cmr. Katz suggested exploring the next agenda items. Chair Larson moved the group onto to the next agenda topics.

-Update on Relevant State Legislation

Director Bennett said that it would be good to wait until and see what the Legislature passes before spending more time on the current bill.

-Review of Current LFP Zoning Provisions related to Accessory Dwelling Units

Director Bennett talked about his memorandum to the Commission and summarized the definitions and the regulations and how lot size currently dictates which properties are allowed to have detached and attached ADUs. He went on to summarize the remaining requirements for ADUs and accessory structures in general. Cmr. Katz asked how accessory buildings are defined and Director Bennett explained how the definition has been interpreted. Cmr. Lee asked where the sticking point is with ADUs. Director Bennett said that the main deterrents are the height limit and the rear yard requirement for detached structures. Cmr. Fudge pointed out that the layout of lots in LFP and critical areas also prevent development of ADUs. Director Bennett said that a visual representation of how the regulations work might be helpful. Cmr. Lee said that getting to know the City through a zoning map and walkthrough different neighborhoods could be helpful too. She talked about how trees are a value in the community of LFP. Cmr. Gross asked if a walk about by the Commission could conflict with the public meetings act. Director Bennett said that a special meeting would need to occur for that type of agenda item if a quorum of Commissioners is present. Chair Larson reminded the Commission that there are a lot of other considerations from the State level.

New Business

None

Reports and Announcements

Director Bennett reported that the City has hired a new Assistant Planner, Cameron Tuck, who would be starting on April 26, 2021.

1
2 Cmr. Katz said that the SEPA materials are available to review for the 522 Sound Transit corridor and the
3 parking garage. There was a brief discussion about the number of trees that Sound Transit estimated would
4 need to be removed in the LFP segment as compared to other segments of the corridor. Chair Larson said
5 that she understood it was around 500 and Director Bennett responded that his understanding was that it was
6 more like 250.

7
8 **Additional Citizen Comments**

9 None.

10
11 **Agenda for Next Meeting:**

12 To be determined. Chair Larson asked all to think about context and goals.
13
14

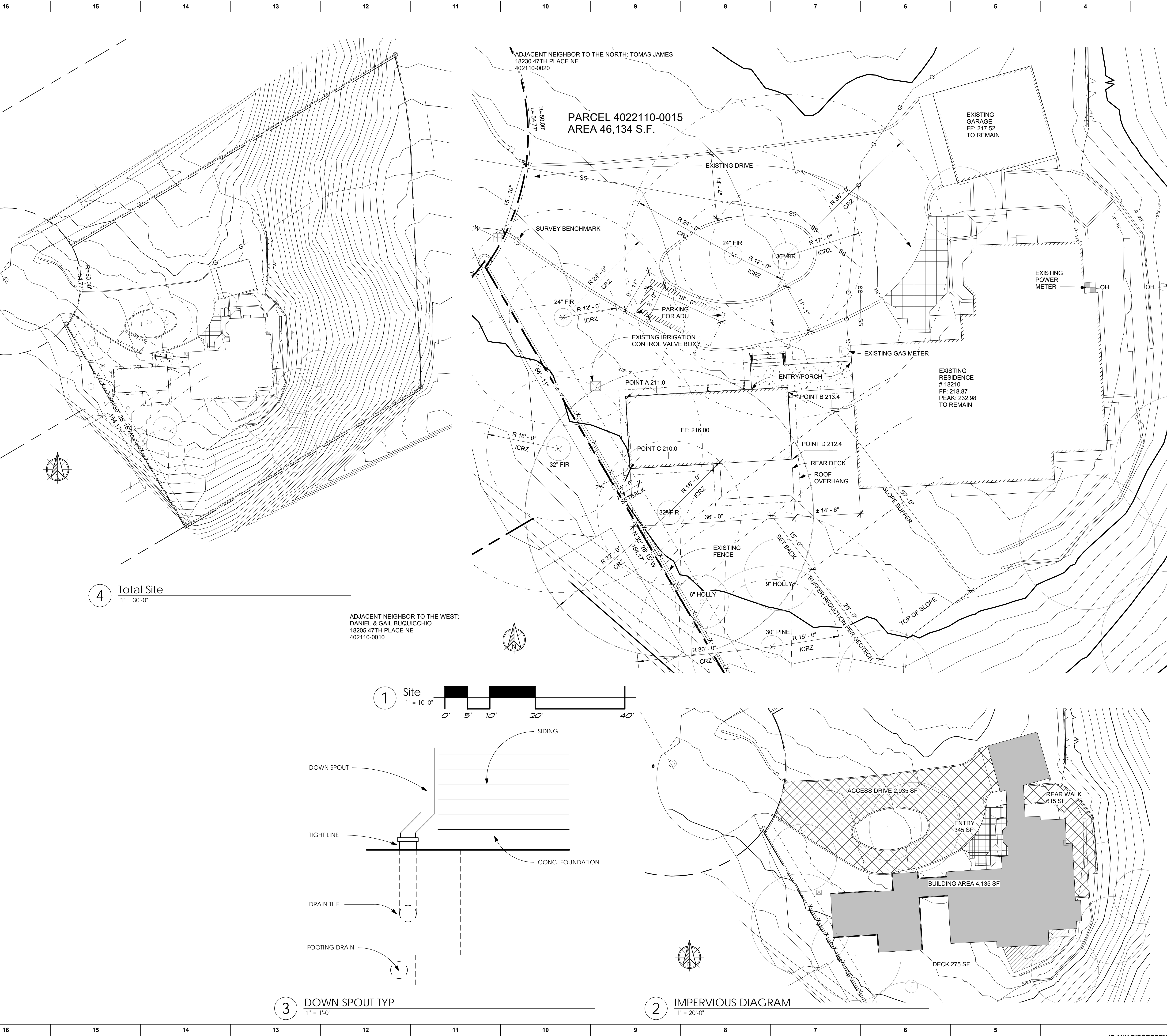
15
16 **Adjournment:**

17 Cmr. Lee moved to adjourn the meeting, Cmr. Katz seconded. The meeting adjourned at 8:59pm.
18

19 APPROVED:

20
21
22
23 _____
24 Maddy Larson, Chair
25

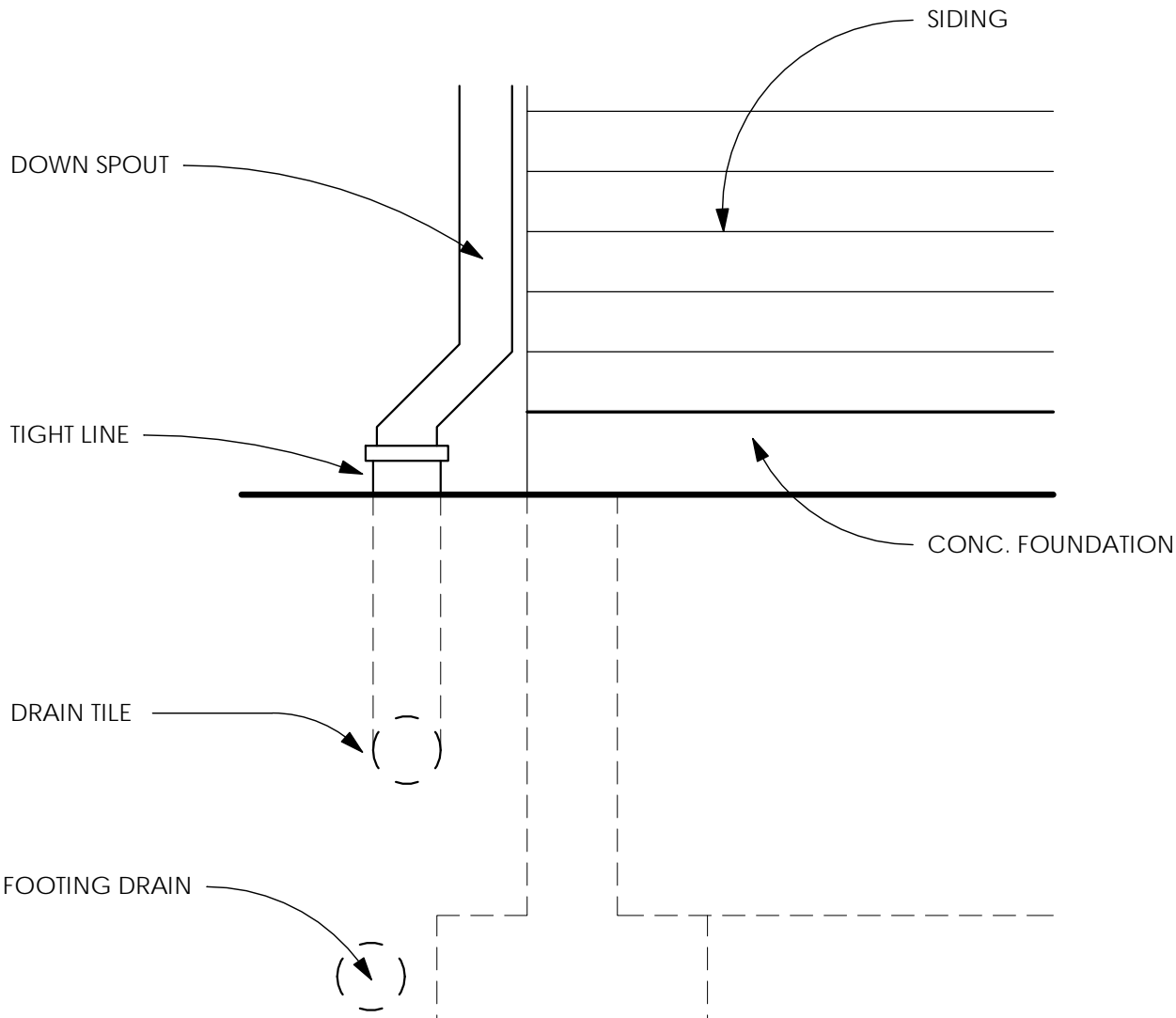
K
J
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A



4 Total Site
1" = 30'-0"

ADJACENT NEIGHBOR TO THE WEST:
DANIEL & GAIL BUQUICCHIO
18205 47TH PLACE NE
402110-0010

1 Site
1" = 10'-0"



3 DOWN SPOUT TYP
1" = 1'-0"

2 IMPERVIOUS DIAGRAM
1" = 20'-0"

SITE PLAN NOTES

1. CONTRACTOR TO CONFIRM EXISTING SITE CONDITIONS AND GRADES, REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF CONSTRUCTION
2. UTILITIES SHOWN PER SURVEY DATED 12-20-19 (PROVIDED)

AVERAGE GRADE CALCULATION

POINTS AS CALLED OUT ON SITE PLAN	
POINT A	210.0
POINT B	212.5
POINT C	209.0
POINT D	211.4
TOTAL	842.9 / 4 = 210.7 AVERAGE GRADE (SEE ELEVATIONS)

LOT COVERAGE CALCULATION

SITE AREA = 46,134 SF	
PRIMARY RESIDENCE (EXISTING):	2,082 SF
EXISTING GARAGE (EXISTING):	460 SF
ACCESSORY DWELLING UNIT (NEW):	576 SF
TOTAL BUILDING AREA:	3,466 SF
3,066 SF / 46,134 = 0.075 (7.5%)	

IMPERVIOUS CALCULATION

SITE AREA = 46,134 SF	
BUILDING AREA	4,135 SF
ACCESS DRIVE	2,935 SF
ENTRY	345 SF
REAR WALK	615 SF
DECK	275 SF
TOTAL	8,305 SF / 46,134 SF = 0.18 (18%)

REVISION SCHEDULE

NUMBER	DESCRIPTION	DATE
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GABBERT ARCHITECTS PLANNERS

20011 Ballinger Way NE, Suite 211
Shoreline, WA 98155
T: 206.367.3600
www.gabbertarchitects.com

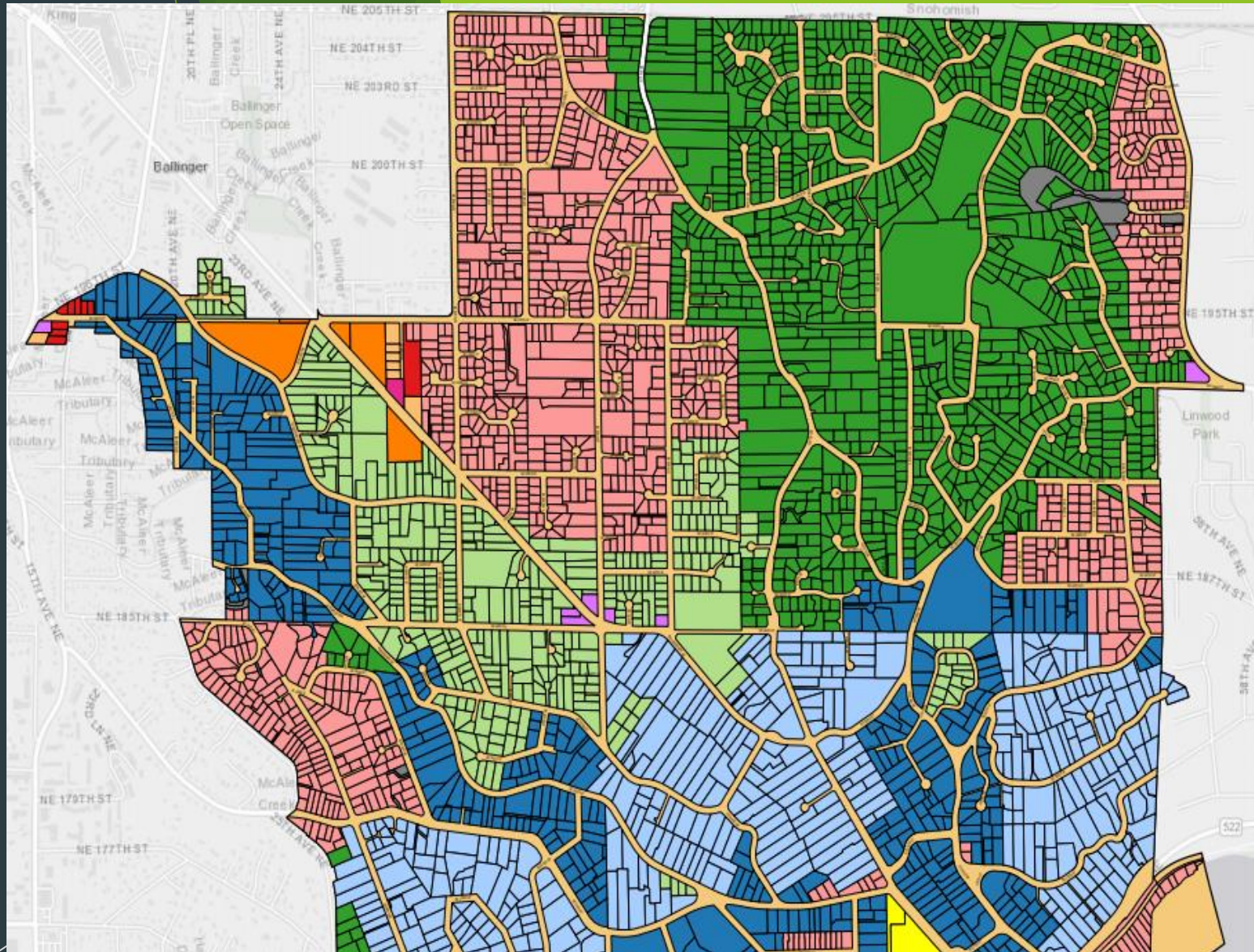
PROJ. NO:
19026
PERMIT

DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 1-30-20
SCALE: As Indicated

SITE PLAN

A1.00

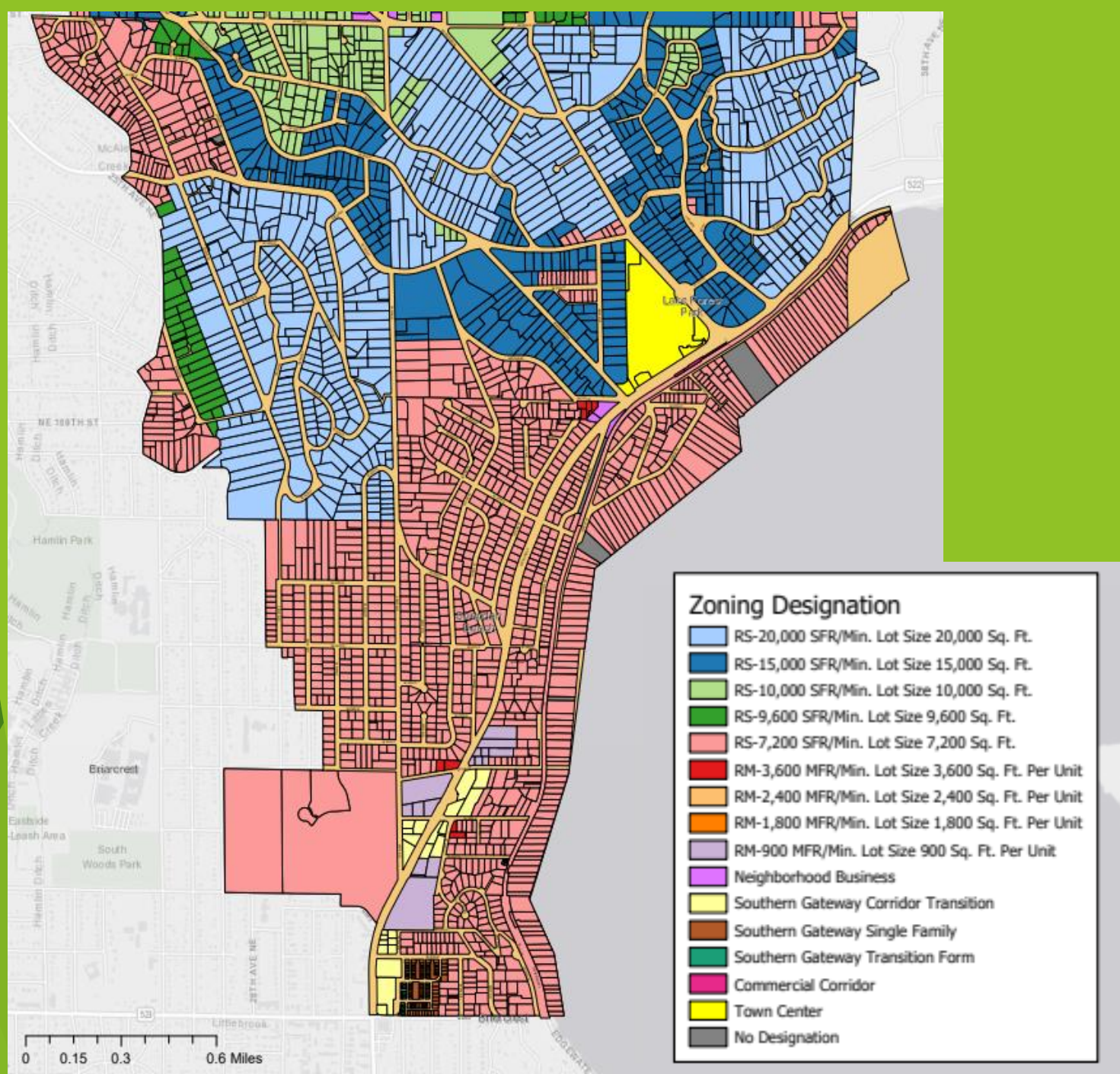
LFP Zoning Map (Northern Half)



Zoning Designation

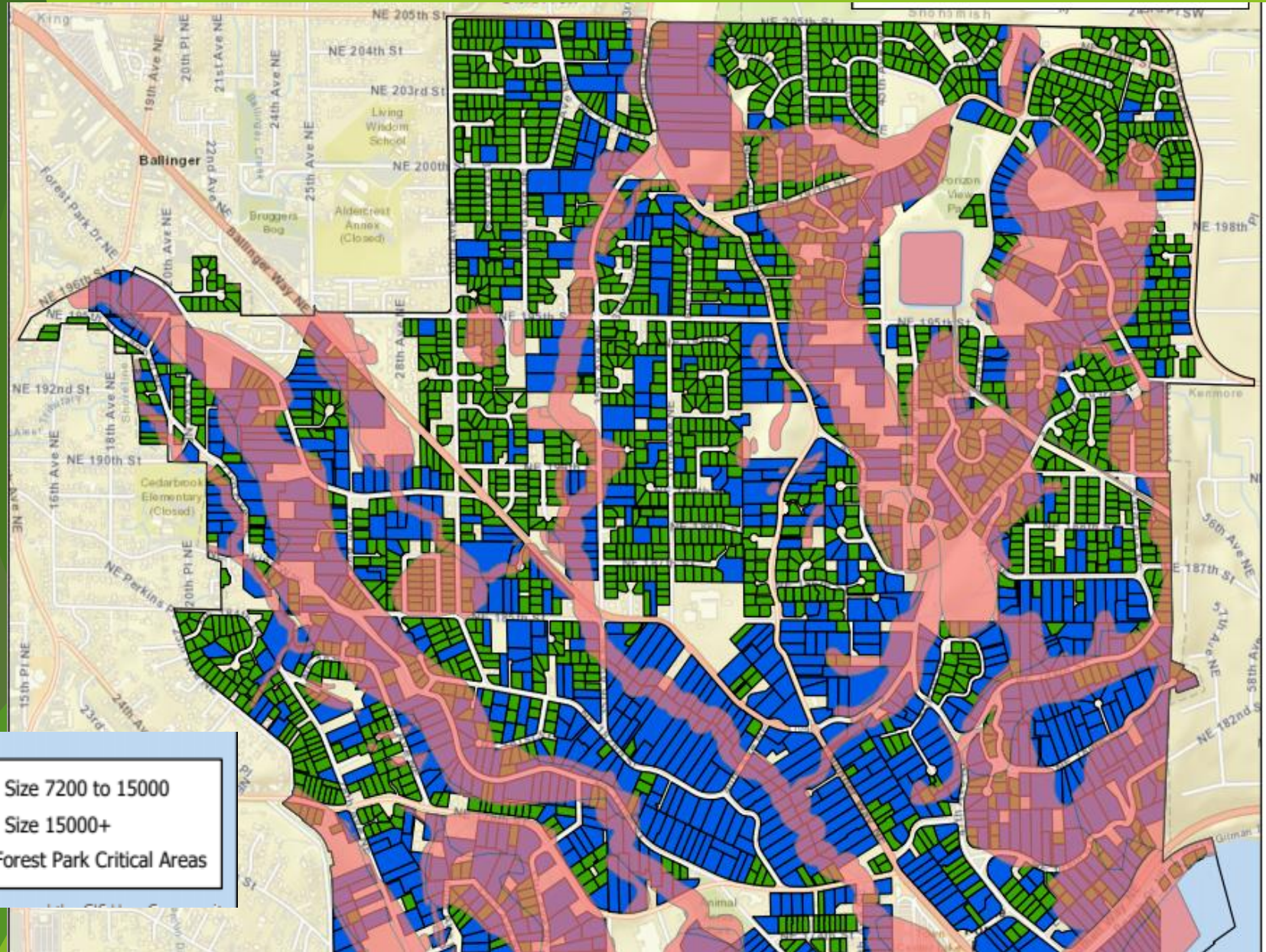
- RS-20,000 SFR/Min. Lot Size 20,000 Sq. Ft.
- RS-15,000 SFR/Min. Lot Size 15,000 Sq. Ft.
- RS-10,000 SFR/Min. Lot Size 10,000 Sq. Ft.
- RS-9,600 SFR/Min. Lot Size 9,600 Sq. Ft.
- RS-7,200 SFR/Min. Lot Size 7,200 Sq. Ft.
- RM-3,600 MFR/Min. Lot Size 3,600 Sq. Ft. Per Unit
- RM-2,400 MFR/Min. Lot Size 2,400 Sq. Ft. Per Unit
- RM-1,800 MFR/Min. Lot Size 1,800 Sq. Ft. Per Unit
- RM-900 MFR/Min. Lot Size 900 Sq. Ft. Per Unit
- Neighborhood Business
- Southern Gateway Corridor Transition
- Southern Gateway Single Family
- Southern Gateway Transition Form
- Commercial Corridor
- Town Center
- No Designation

LFP Zoning Map (Southern Half)

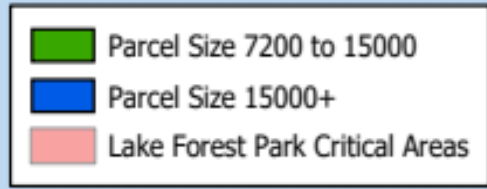


LFP Lot Size* Map (Northern Half)

* Detached ADUs allowed on parcels with an area of 15,000 square feet or greater



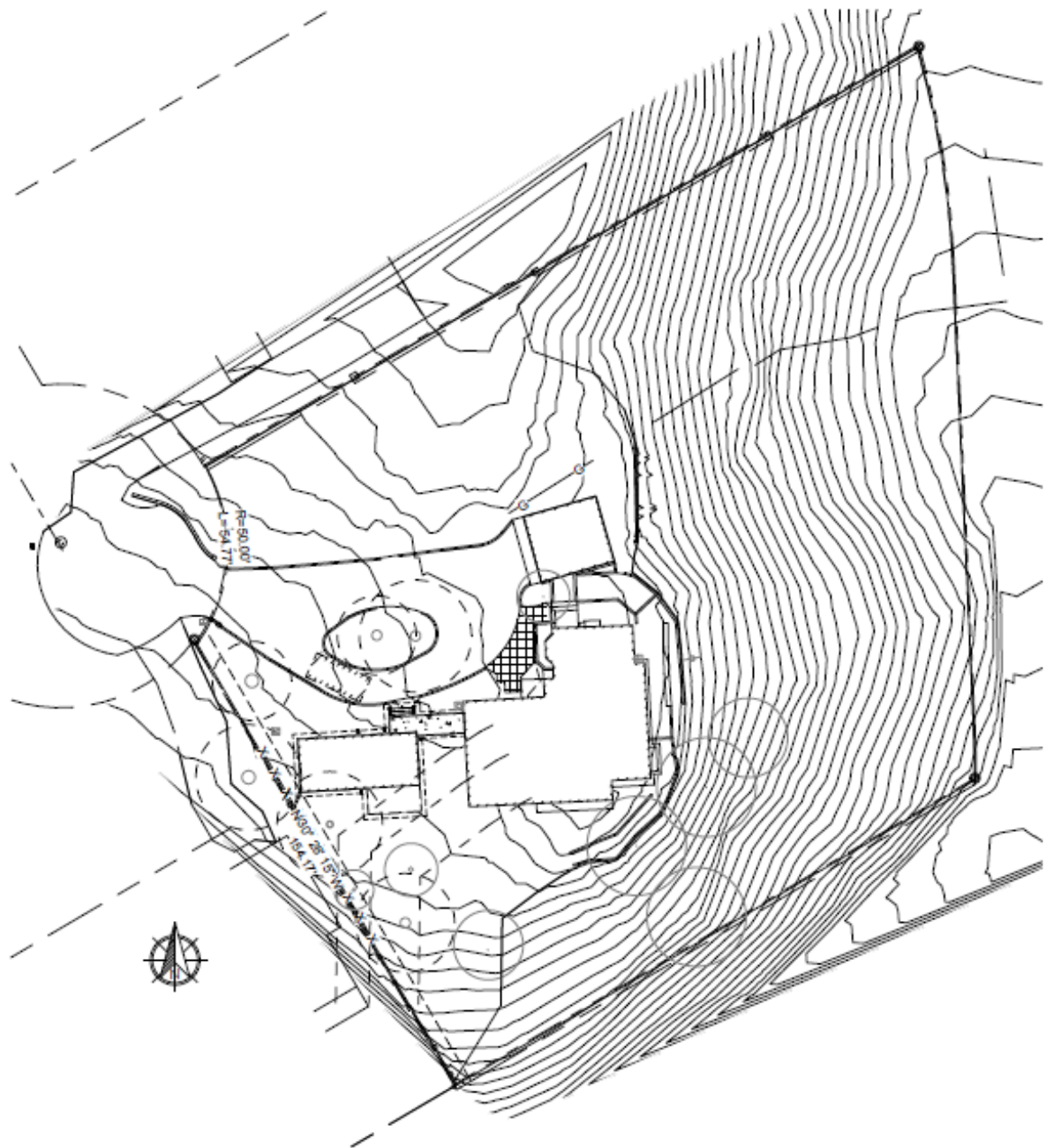
- * Detached ADUs allowed on parcels with an area of 15,000 square feet or greater



STANDARDS	SINGLE FAMILY ZONING CLASSIFICATIONS				
	RS-20	RS-15	RS-10	RS-9.6	RS-7.2
Minimum Lot Size	20,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	9,600 sq. ft.	7,200 sq. ft.
Street Frontage	75 ft. along a public street right-of-way	75 ft. along a public street right-of-way	75 ft. along a public street right-of-way	N/A	N/A
Lot Width	N/A	N/A	N/A	70 ft.	60 ft.
Maximum Lot Coverage Percentage ¹	25%	27.5%	30%	30%	35%
Maximum Impervious Surfaces ² Percentage	35%	40%	45%	45%	45%
Front Yard Setback ³	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Side Yard Setback ³	Minimum combined width of 15 ft.	Minimum combined width of 15 ft.	Minimum combined width of 15 ft.	Minimum combined width of 15 ft.	Minimum combined width of 15 ft.
Rear Yard Setback ³	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.
Maximum Height ⁴	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.

¹ **Lot coverage** is a percentage derived by dividing the total square footage of all the footprints of all the structures on a lot by the gross lot area. Projections such as decks, balconies and eaves are excluded, unless they consist of a surface material that is waterproof.

² **Impervious Surface** includes but is not limited to structure footprints, concrete/paving walkways, patios, or other compacted surfaces which impede the natural infiltration of surface water.



ROOF
228' - 9"

TOP OF PLATE
224' - 0"

MAIN LEVEL
216' - 0"

AVERAGE GRADE
210' - 9"

LAP SIDING TO MATCH
EXISTING HOUSE
BOX VENTS PER
VENTING CALCS
ARCHITECTURAL GRADE
COMPOSITE SHINGLES

BOARD AND BATTEN
SIDING TO MATCH
EXISTING HOUSE

DOWNSPOUT

4 SOUTH
1/4" = 1'-0"

ROOFING OVER
EXISTING HOUSE

6

6

Comprehensive Plan Land Use and Housing Goals and Policies

<https://www.cityoflfp.com/160/Lake-Forest-Park-Comprehensive-Plan>

Land Use Element - pgs. 19 - 27

Housing Element - pgs. 41 - 44

ADU Policy Questions

Zoning/Land Use

- How do ADUs best fit the character of your community?
- Do ADUs count towards the zoned density/density allowed on the property?
- How many ADUs will you allow on a property?
- Should additional parking be required?
- Will ADUs be a permitted or conditional use? Will public notice be required?
- Can ADUs be used for home occupations?

ADU Policy Questions

Form/Design

- Which forms of ADUs would work best for the neighborhoods they will be permitted in?
- How large or small can the unit be?
- How should entrances orient?
- Are there privacy and proximity concerns?
- Are there other design requirements or standards that need to be considered?

ADU Policy Questions

Owner & Resident Considerations

- Must the owner or a family member occupy the primary or accessory unit on the property?
- Should residency in the ADU be contingent upon a relationship between the owner and resident of the ADU?
- Should utilities be separate from the primary unit, combined, or decided on by the property owner?
- Does the ADU require a separate utilities connection charge?

Other

- How will units be tracked or enforced?
- How will pre-existing ADUs be managed?
- How will illegally installed ADUs be managed?