

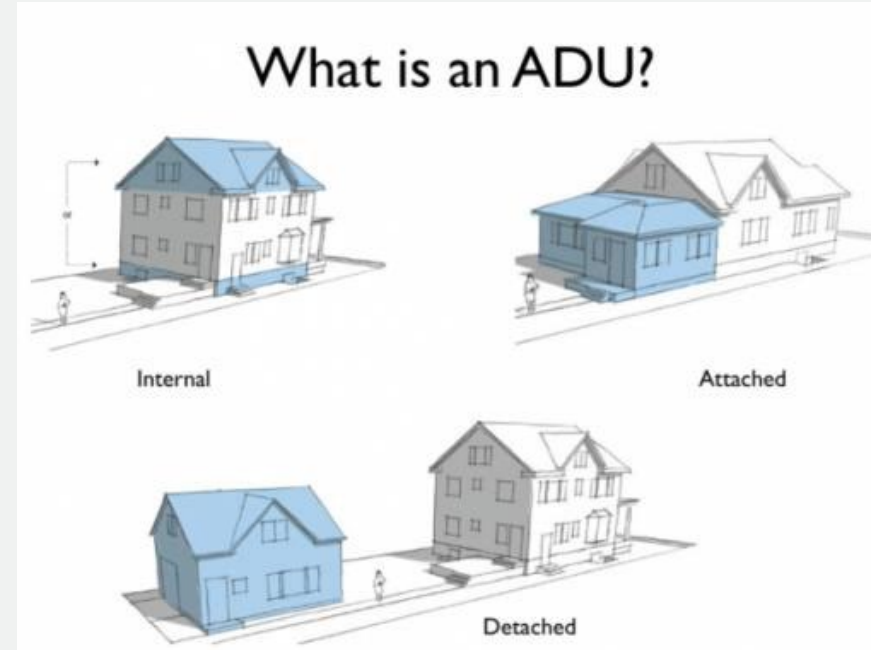
Accessory Dwelling Unit Discussion November 15, 2022

Accessory Dwelling Units (ADU)

- What is an ADU
- Benefits of ADU
- ADU Recommendations
- Potential ADU Design and Development Standards
- Next Steps

What is an ADU

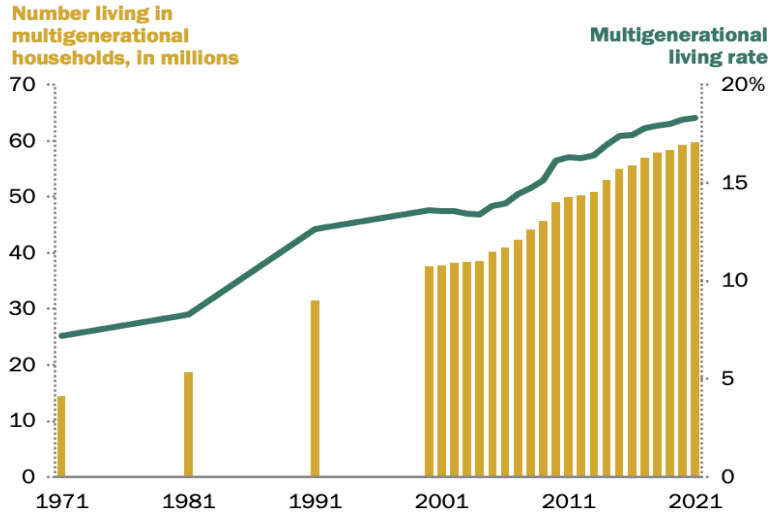
- A separate additional living unit, providing separate complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, attached or detached from a primary residential unit, on a single-family lot.



Benefits of ADU

U.S. population in multigenerational households quadrupled since 1971

Number and % of people who live in multigenerational households in U.S.



Note: Multigenerational households include at least two generations of adults mainly ages 25 and older or grandparents and grandchildren younger than age 25.

Source: Pew Research Center analysis of Current Population Survey Annual Social and Economic Supplement (ASEC) data files for 1971, 1981, 1991, and 2000-2021 (IPUMS).
"Financial Issues Top the List of Reasons U.S. Adults Live in Multigenerational Homes"

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- Provides an affordable housing options
- Provides a means for property owners to realize additional income
- Provides better opportunities for multigeneration family living and aging in place
- Allows more efficient use of existing infrastructure
- Makes neighborhoods more resilient against changing market conditions

ADU Recommendations

- Waco Strategic Housing Plan
 - Supply Strategy 3: Amend the zoning ordinance to allow for higher density housing.
 - Permit accessory dwelling units (ADU) on residential lots to increase housing supply in single family neighborhoods.
- The City Plan: Waco Comprehensive Plan 2040
 - 6.8 Housing Implementation Strategies
 - Amend zoning ordinance to permit ADU in order to achieve a more sustainable level of density; increase the supply of affordable housing; create more income diverse neighborhoods; and allow senior citizens to continue to remain and better maintain their homes



Zoning Ordinance Amendment- Design and Development Standards

- Staff has been working with the High Density Housing Committee of the Housing Task Force to create ADU Standards
- Goal of standards is to allow ADU in single-family residential neighborhoods while preserving the character of these neighborhoods



Zoning Ordinance Amendment- Design and Development Standards

- One ADU per lot with an existing house on the lot or constructed in conjunction with ADU
- ADU Setback Requirements:
 - Front yard same as primary structure
 - 10 feet rear yard and from other structures on property
 - 5 feet side yard
 - Existing structures that are adapted or reconstructed are exempt from the setback requirements.



- Unit Size
 - The maximum floor area of the accessory unit shall not exceed 30% of the size of the floor area of the primary unit.
 - If 30% is less than 500 square feet than
up to 500 square feet shall be allowed

- The maximum height of an accessory dwelling unit shall not exceed the height of the primary dwelling unit

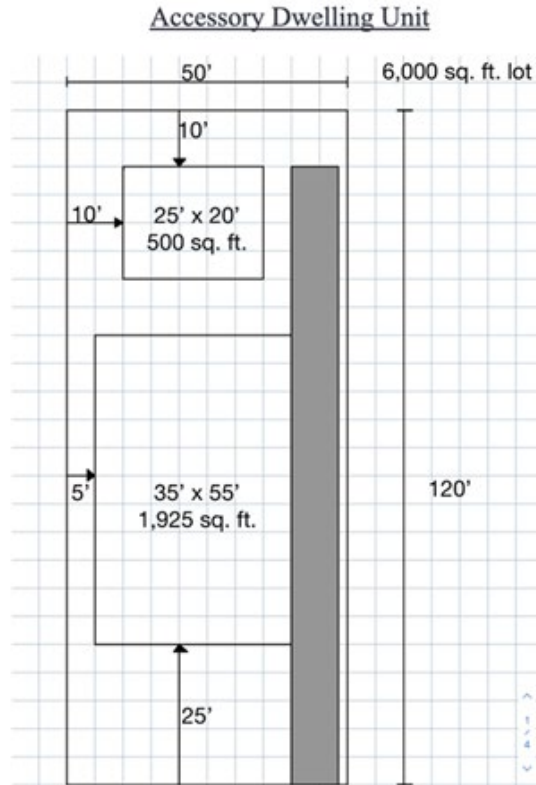


Zoning Ordinance Amendment- Design and Development Standards

- Occupancy
 - The property owner shall reside on the property
 - San Antonio requires filed affidavit affirming ownership requirements
- Parking
 - one additional space required
 - Parking access for ADU shall be the same as the primary unit's parking access
 - Where a lot abuts a public alley, vehicular access for the ADU may be provided from the alley at the rear of the lot.



Zoning Ordinance Amendment- Design and Development Standards



- Site Coverage and Open Space
 - The maximum coverage of the lot by buildings and paved areas shall not exceed 75 percent of the total lot.
- Building Elevations and Materials
 - Exterior design of ADU shall be compatible with the primary residence and have similar wall materials, window types, door & window trims, roofing material & roof pitch.
- Utility Connection
 - ADU must be connected to the City water and wastewater primary utilities of the primary dwelling unit and may not have separate services.

Next Steps

- **Work with High Density Housing Committee of the Housing Task Force to create ADU Standards- Completed**
- Work with Neighborhood Associations for public input process (2-3 months)
- Plan Commission Public Hearing (February)
- City Council Public Hearing (March)