



# Planning Commission

October 13, 2016

Public Hearing

## ~~Second Units~~

Accessory Dwelling Units  
(ADU's) and  
Junior Accessory Dwelling  
Units (JADU's)

# Agenda

- ◆ Current Second Unit Ordinance
- ◆ New State Requirements for ADU's
- ◆ Junior Accessory Dwelling Units (JADU's)
- ◆ Potential Junior Unit Ordinance



# Current Second Unit Ordinance



- ◆ One second unit per residential parcel
- ◆ A conditioned space with a sleep area, separate bathroom and a separate kitchen
- ◆ Separate entrance
- ◆ Unit can be attached or detached
- ◆ Unit must meet setbacks, height, lot coverage and FAR



# Current Second Unit Ordinance cont.

- ◆ Size - 350 to 750 square feet
- ◆ Owner of parcel must live in one of the units
- ◆ Second Unit must be architecturally compatible with main unit
- ◆ Decision is ministerial - no discretion, yet decision by staff can be appealed to PC
- ◆ Code is permissive and therefore does not allow second units to be rented for less than 30 days.



# Current Second Unit Ordinance cont.

## Parking

- ◆ 1 space for each bedroom in 2<sup>nd</sup> Unit
- ◆ Space(s) not in tandem with spaces for main unit
- ◆ Space can be covered or uncovered
- ◆ One space can be in the front and side setback with Town Eng. approval
- ◆ Staff can waive parking requirement if property within 1/4 mile of transit stop.



# Changes Required by New State Laws for ADU's

## Setbacks

- ◆ No setback required for an existing garage converted to an ADU
- ◆ Required setback can not exceed 5 feet from side and rear property lines for an ADU above a garage



# Changes Required by New State Laws for ADU's Parking

- ◆ Town can choose to not require any parking for ADU's
- ◆ Town can not require parking if parcel is within ½ mile of transit stop.
- ◆ When a garage, carport, or covered parking structure is demolished with the construction of an ADU, the replacement spaces can be located anywhere on the lot



# Changes Required by New State Laws for ADU's

## Parking

- ◆ Parking is permitted in setbacks and in tandem
- ◆ No parking required if ADU is located within an arch./hist. significant district
- ◆ No parking required if ADU is part of primary or accessory structure
- ◆ No parking required if ADU is within one block of a car share vehicle lot





# Changes Required by New State Laws for ADU's General

- ◆ Fire sprinklers not required if not required for the main residence
- ◆ ADUs not considered a new unit when calculating fees or capacity charges for utilities
- ◆ ADU's within an existing structure are not required to install a new utility connection
- ◆ Corte Madera may wish to codify that ADU's can not be rented for less than 30 consecutive days

# Junior Accessory Dwelling Units (Junior ADU's)

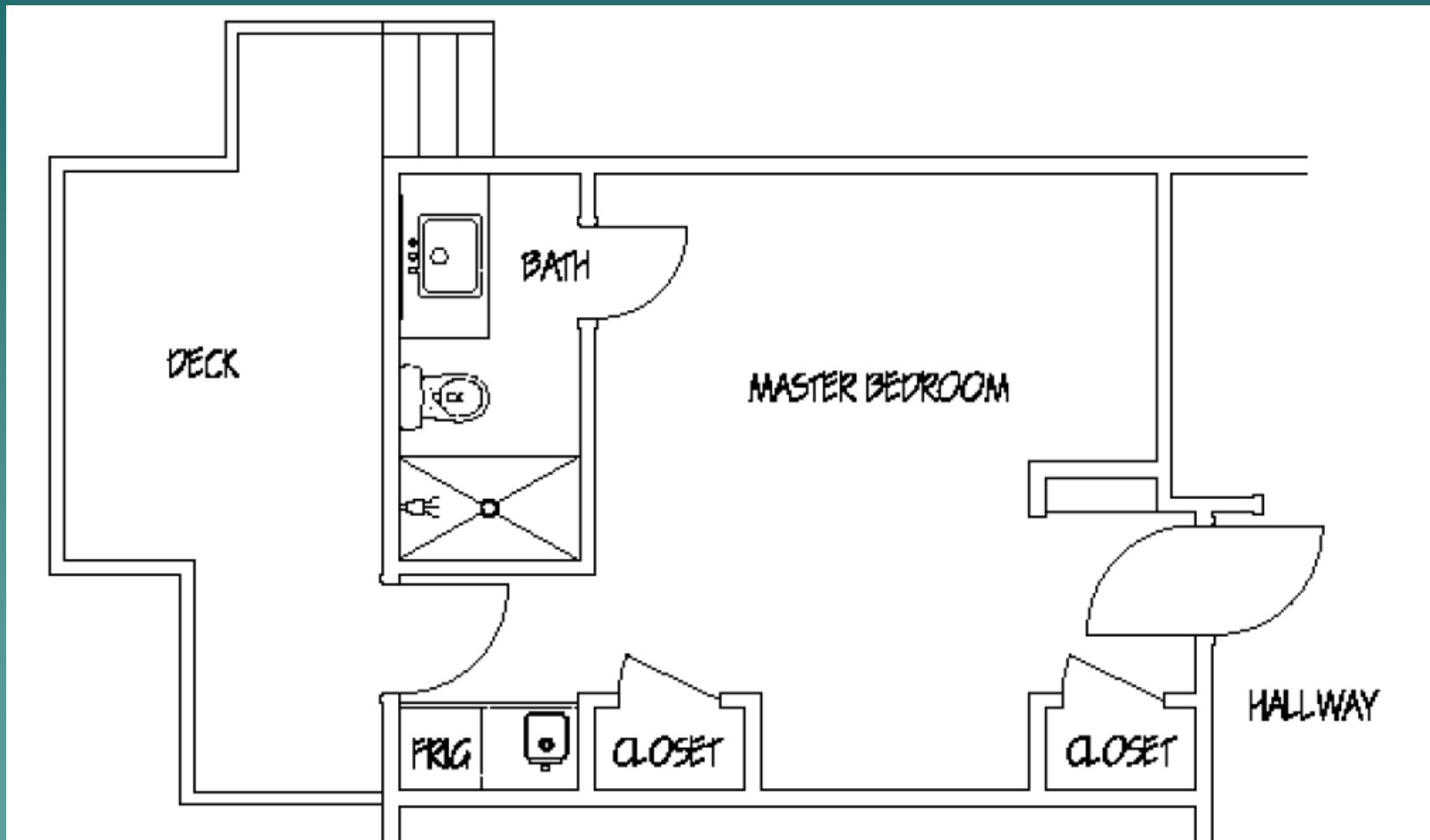


# Chapter 18.31.100

## JUNIOR ACCESSORY DWELLING UNITS

- ◆ A JADU is the repurposing an existing bedroom or room of an existing single family residence for use as a JADU.
- ◆ No expansion of the existing building footprint.
- ◆ Only one JADU or ADU per residential lot.
- ◆ Max. area 500 sq. ft. – min. 220 sq. ft.

# Example Floor Plan of Junior ADU



# Junior ADU's

- ◆ One of the dwelling units on the site shall be owner-occupied.
- ◆ No additional off-street parking is required.
- ◆ A JADU permit shall not be issued for a site containing an illegal nonconforming parking condition without a variance.
- ◆ Shall not be sold independently of the primary dwelling on the parcel.
- ◆ Junior ADU's can not be rented for less than 30 consecutive days.

# Junior ADU's

- ◆ Separate Entry Required.
- ◆ The interior connection to the main living area must remain.
- ◆ Includes an efficiency kitchen:
  - A 16" sink and 1.5" max. waste line,
  - Only 120 volt cooking appliances, and
  - Counter and storage cabinets that are reasonable to the size for the unit.

# Junior ADU's

- ◆ A full bathroom, including a toilet, a sink and a shower and/or tub for use of the occupant of the Junior Accessory Dwelling Unit must be provided.
- ◆ Deed Restriction as outlined on page 3 attachment 4 of staff report.
- ◆ Shall not be rented to anyone for less than the thirty consecutive days.



# Questions