

ACCESSORY DWELLING UNITS



CITY COUNCIL MEETING—NOVEMBER 19, 2018

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**PROPOSED
CHANGES TO
MERCED ZONING
ORDINANCE FOR
ACCESSORY
DWELLING UNITS**



ZONING ORDINANCE CHANGES

- Change “Second Units” or “Secondary Dwelling Units” to “Accessory Dwelling Units” throughout the Zoning Ordinance.
- The maximum size of an attached ADU shall be changed from 1,000 square feet to 1,200 square feet.
- Remove the “maximum number permitted” section, but include that “ADU’s cannot exceed the allowable density for the lot.”
- Clarify that the standard that the ADU “be clearly subordinate to the primary dwelling” would not preclude an ADU from being located in the front of the property.
- Clarify the setback requirements for ADU’s.

ZONING ORDINANCE CHANGES (CONT.)

- Change the parking requirements for ADU's with more than 3 bedrooms from 2 to 1 space as State law only allows for 1 parking space for all ADU's regardless of size.
- Add a provision that "parking may be allowed in setback areas or as tandem parking on a driveway, unless the City determines that such options are not feasible on the existing property, based on fire and life safety concerns."
- Add a provision that states that the parking requirements do not apply in these cases:
 - Historic districts
 - Within ½ mile of public transit
 - Part of an existing structure
 - On-street parking permits are required
 - Car share vehicles are located within one block

ZONING ORDINANCE CHANGES (CONT.)

- Add provisions regarding fees, including:
 - ADU's are not considered "a new residential use for the purpose of calculating connection fees or capacity charges for utilities, including water and sewer service."
 - Any utility fee or charge imposed "must not exceed the cost of providing the service."
 - The City "cannot require applicants creating ADU's within the existing space of a single-family dwelling or accessory structure...to install a new or separate utility connection or impose a related connection fee or capacity charge."
 - *These provisions may also require changes to the Merced Municipal Code sections relating to the water and sewer connection fees as well.*

Planning staff will prepare these changes to the Zoning Ordinance for consideration at public hearings by the Planning Commission and City Council in the coming months as workload allows.

POSSIBLE NEW PROGRAMS TO ENCOURAGE THE CONSTRUCTION OF ACCESSORY DWELLING UNITS



CURRENT HOUSING SITUATION

- The City of Merced has historically been a rental community
- On average, 55% of the housing stock are rentals
- The vacancy rate for units is less than 1%
- The average Unit is on the market for less than 45 days
- Approx. 500 SFD's were permitted to begin construction
- There are over 800 market-rate apartments currently entitled

WHY ACCESSORY DWELLING UNITS?

- ADU's can be used to help family, organizations, and the community?
- Rental Income
- Family Members
- People with Special Needs
- Targeted Clientele
- In-Home Caregiver
- Teacher/Professor
- Student(s)



Detached: free-standing structure



Attached: shares at least one wall with the primary home



Interior: built from existing converted space (i.e. attic or basement)



Garage apartment: converted former garage space



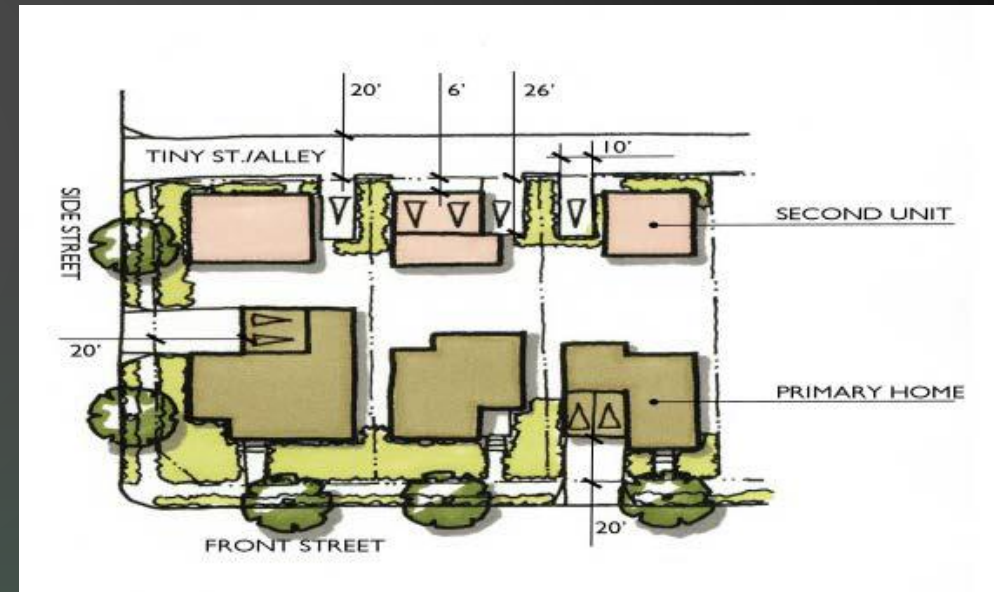
Above garage: unit built above garage

WHAT'S GOING ON AROUND THE STATE

- Other cities throughout the state have changed their zoning
- Communities and Regions revising their ADU Guidelines
 - South San Francisco
 - Los Angeles – Guidebook for ADU's
 - Walnut Creek – Amended its Ordinance

Program Information Attached:

- City of Clovis – Model Cottage Program
- County of San Mateo County - Second Unit Program



WHAT'S GOING ON LOCALLY (CLOVIS)



- Conceptual Designs
- Plans range in size from 400 – 499 square feet
- Typically would be ideal for lots with alley access or corner lots

ACCESSORY DWELLING UNITS – CLOSER LOOK

- Accessory Units are allowed within the City of Merced.
- This is not a new concept, there are just more types available!
- Ideally constructed on larger lots, lots with alley access, corner lots.
- Could be used to assist various types of clientele.
- Various financing types are available to the property owner.
- Average Cost for a 400 sf ADU = \$60,000 to \$80,000 (Clovis)
 - Compared with a new 1,500 property = \$250k to \$300K (Merced)

MOBILE UNITS

- No set definition, but generally homes of less than 500 square feet
- Often on wheels, but sometimes are secured to a permanent foundation



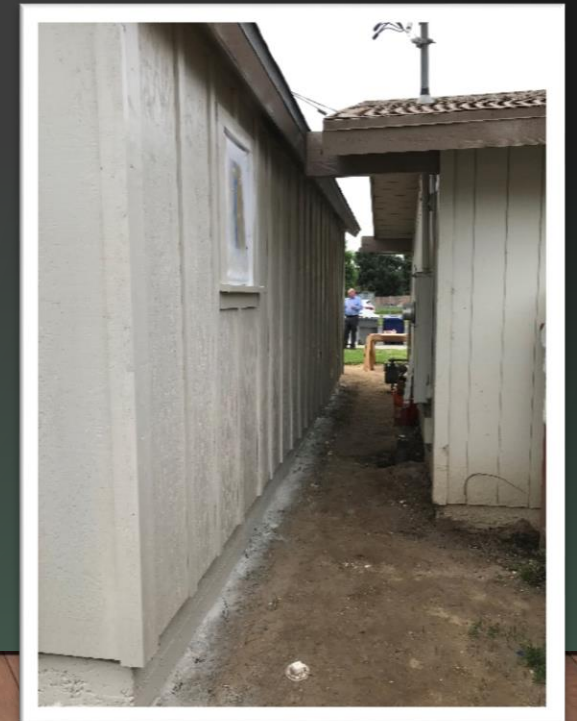
CONTAINER UNITS

- Homes made from old shipping containers



COTTAGE UNITS

- No set definition, but generally homes of less than 600 square feet
- Concrete foundation
- Sprinklers
- Typically designed to match the main house.



CITY COUNCIL DIRECTION

1. Should the Planning Division update the Zoning Code and General Plan Text to include a variety of Accessory Dwelling Units?
2. Should the Housing Division provide design-ready plans similar to Clovis?
3. Which types of Accessory Dwelling Units concepts would Council like to see in our community?
4. Other Ideas?

