



# Accessory Residential Unit and Housekeeping Ordinance Amendments

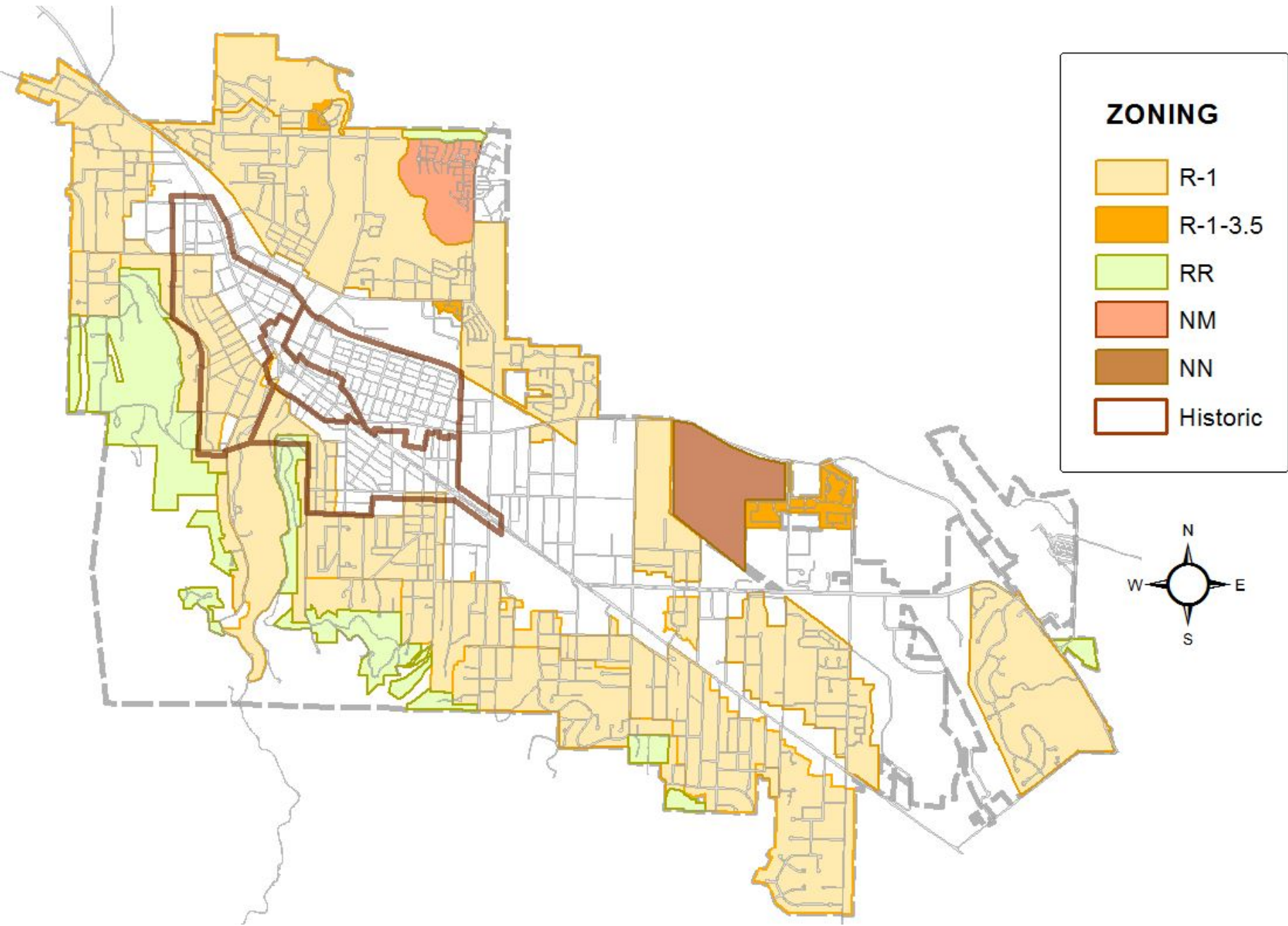
City Council  
Public Hearing 6/19/18

# 1. Summary



# Proposed Changes

- Building Permit = for Accessory Residential Units (ARUs)
  - ✓ less than 500 square feet in size
  - ✓ and located within or attached to a single-family home
- Revisions to ARU requirements
- Miscellaneous “Housekeeping” Edits



### ZONING

- R-1
- R-1-3.5
- RR
- NM
- NN
- Historic



# Benefits of Proposed ARU Changes

- Incentive for property owners to develop small ARUs
  - Streamlines approval process by removing planning application
- Preserve neighborhood character
  - Building volume typical of single-family neighborhood
- Encourages ARU development by refining existing standards

## 2. Background



# Legislative History

- 1991: ARUs allowed in Single-Family Zones (R-1)
- 2002: ARUs allowed Rural Residential Zones (RR)
- 2008: ARUs allowed in the Multi-Family Zones (R-2 & R-3)
- 2015: ARUs changed from conditional to permitted use



# ARU Stats

- 191 ARUs approved since 1991
- Last ten years (2007-2017)
  - 79 units approved
  - 41 of 79 or 52% units less than 500 sq. ft.
- 9,382 lots in the city, 9,621 households, 10,534 housing units
  - ARUs represent 2% of lots
  - ARUS represent 1.9% of households
  - ARUs represent 1.8% of housing units

# Why Focus on Small ARUs?

- 39.4% of Ashland households are single-person occupied
- 44.8% of single-person households in Ashland are renter-occupied
- 2.03 person per household
- Low vacancy rates for rental housing
- Purchasing power of two-person median-income household in Ashland is \$160,700
  - 2017 median home price was \$421,500

# Ashland Goals, Policies and Objectives

- **2015 - 2017 Council Goals and Objectives**

- 5.2.a. Pursue affordable housing opportunities, especially workforce housing.

- Identify specific incentives for developers to build more affordable housing.

- **Comprehensive Plan Goal**

- 6.10 Ensure a variety of dwelling types and provide housing opportunities for the total cross-section of Ashland's population, consistent with preserving the character and appearance of the city.

- **2012 Ashland Housing Analysis**

- Recommends more rental studio and one-bedroom units.

# Regional and State Requirements

- **2012 Greater Bear Creek Valley Regional Plan**
  - Ashland didn't identify areas for urban growth boundary expansion.
  - Minimum of 6.6 dwelling units per acre.
- **Senate Bill 1051**
  - At least one accessory dwelling unit for each detached single-family dwelling, subject to reasonable local regulations relating to siting and design.
- **Statewide Planning Goal 10**
  - Plan for adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

# 3. Amendments



Photo from East Bay Times

# Draft Amendments for Small ARUs

- ARUs less than 500 sq. ft. and attached or within a single-family residence require building permit but exempt from planning approval process
  - “Exempt” small ARUs allowed in R-1, R-1-3.5, RR, NN & NM zones
  - Existing or new construction
  - Must meet lot coverage and setbacks of zone
  - ARU can only be ½ the size of the primary residence
  - Primary residence is required to have two off-street parking spaces
  - ARU does not require parking on the lot if on-street parking is within 200 feet



# ARUs Requiring Planning Application

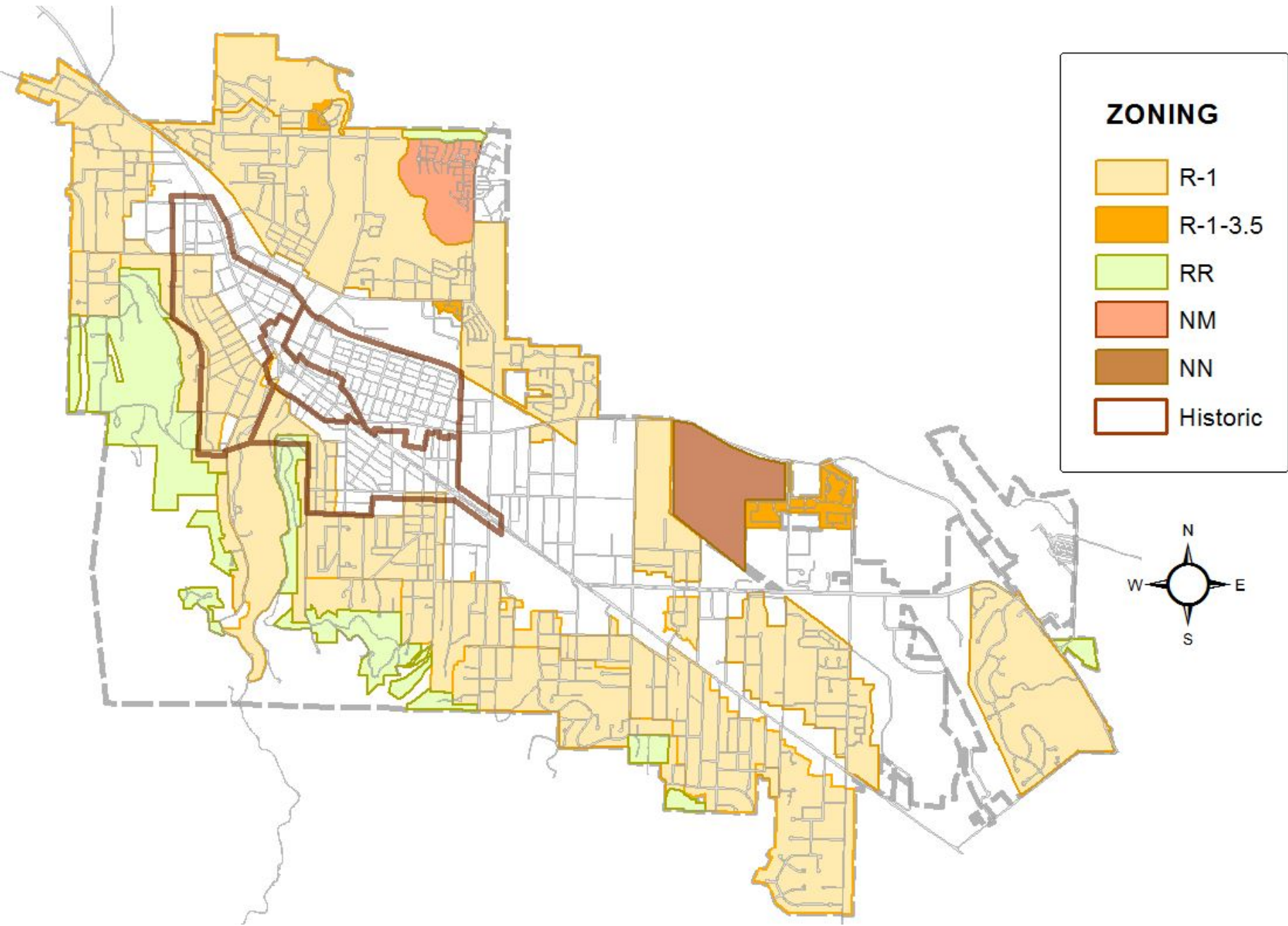
- ARUs 500 square feet and larger
- ARUs in Historic District including exterior changes
- Detached ARUs
- ARUs in multi-family zones





# Draft Amendments to ARU Standards

- ARU parking requirement changed
  - Proposed = 1 off-street parking space for units up to 800 sq. ft.
- Existing driveways serving primary residence are sufficient
- Parking spaces can be gravel or porous material and don't require parking lot landscaping
- ARUs exempt from some of multi-family development standards
- Delete slope and street requirement in RR zone



### ZONING

- R-1
- R-1-3.5
- RR
- NM
- NN
- Historic

# Planning Commission Discussion

- Parking and driveway requirements
- Building design standards
- Addition of ARUs to established subdivisions
- Detached ARUs
- Historic District
- Additional standards in RR zone

