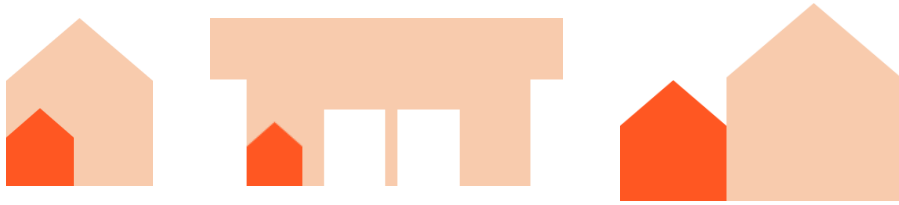


Item #12



ADU Discussion

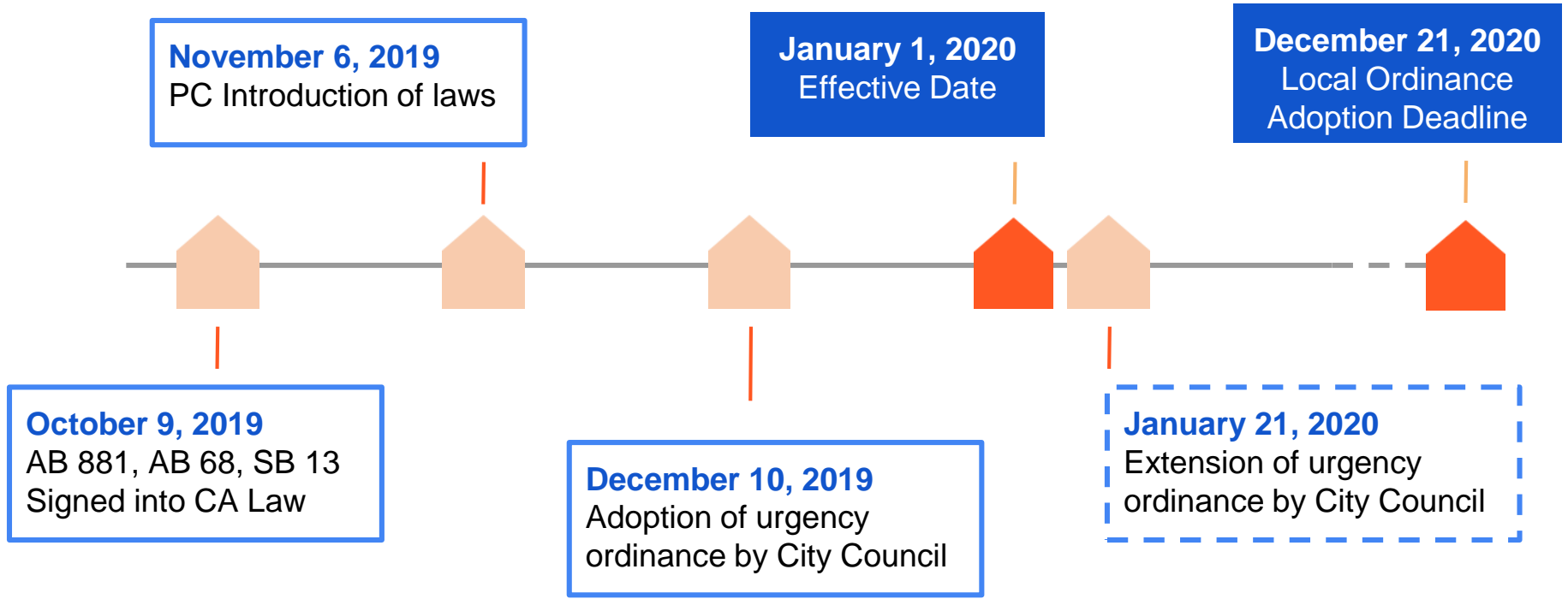
City of Berkeley | **Planning Commission**

February 5, 2020

ADU Overview

- ADUs Timeline
- ADU Types
- Local Ordinance: Areas of Flexibility
- Next Steps

ADU Timeline



ADU Types

ADU Types: Single-Family



Conversion- Interior conversion of some portion of a single-family residence



Detached- New construction



Attached- Addition/ New construction

ADU Types: Multifamily



Conversion- Interior conversion of some portion of a non-habitable portion of multifamily building



Detached- New construction

ADU Types: JADU

- **Max size:** 500 SF
- **Owner occupancy:** Yes
- **Location:** Within existing single-family dwelling or single-family accessory building/structure



Local Ordinance

Local Ordinance: Areas of Flexibility



Development Standards + Definitions

- **Max Size**
 - If underlying zoning standards (e.g. coverage, open space, front yard setbacks) **cannot** be met
 - If all underlying zoning standards **can** be met
- **Front yard setbacks**
- **Accessory Structures** (balconies, decks)
- **Projections** (eaves, bay windows)
- **Efficiency Kitchen** Definition

Local Ordinance: Areas of Flexibility



Creating Pathways

- **Single- Family:** Conversion + Addition ADU Pathway
- **Multifamily:** Conversion of Existing Detached Structures Pathway
- **Multifamily:** Conversion + Addition ADU Pathway

Local Ordinance: Areas of Flexibility



Additional research needed

- **Multifamily:** Commercial Conversion of Mixed- Use Projects
- **Fire Safety:** Hillside Overlay (Less than < 26 ft width) + ES-R Zone

Local Ordinance: Areas of Flexibility



Other considerations

- **Design Standards**

Council Referrals

- ADA / **Accessibility**
- Rent Control / **Affordability**

Next Steps



Provide comment on the and policy areas discussed and direct staff to return in March or April with proposed Zoning Ordinance amendments for consideration.