

Open House Comments

Title 40 Development Code Amendments
October 25 and 26, 2017

Cottage Housing

- Clarify Attached garages (rear) is allowed
- Who maintains common areas, parking, and stormwater
- Can a manufactured or modular unit be a cottage
- Allow a blend of cottage houses & single-family in the same subdivision
- Allow in all single-family zones (add R1-10 and R1-20)
- Reduce # of cottage homes to form a cluster from 12 to 2
- Doesn't impact established neighborhoods
- Provide incentives for cottage housing

Urban ADU

- 800 sq. ft. or less is too small
- Want to see examples of modular homes used as ADU
- Issues with increasing density: Parking – Traffic – Schools
- Retain 5000 sq. ft. lot size regulation for ADU's
- Limit on # of ADUs in a neighborhood – provide info to potential homebuyers when a limit is reached for # of ADUs in a neighborhood
- Issue with houses set way back but can't put home in the front yard
- Home business Type 2 restriction - modify to allow a basement unit and a home business
- Notice neighbors of a potential ADU – maybe have a hearing
- Require ADUs to be accessible for people with disabilities
- Streamline permitting process
- Allow charitable groups could put ADUs on their property
- Consult neighbors
- Waive code regulations to allow home in front yard and waive set back requirements if ADU matches character of the neighborhood

Rural ADU

- Include in ADU : detached – another part of property
- ADUs – rentals reduce property values
- ADUs impact neighborhoods - more families = more kids in school; transportation impacts; resource concerns; impacts of low-cost properties on established neighborhoods

- Want detached ADU
- 150 sq. ft. minimum size is too small – need bigger for quality control
- Different treatments for rural centers – want detached ADUs
- Allow for conversions of temporary health hardships manufactured homes to ADU
- Need accessible as well as affordable housing – accessible homes when first constructed
- Allow > 40% of size of original home
- Lobby legislature to allow detached ADUs in Rural area
- If we attach a manufactured or model house - how do we attach it to the original house and call it an attached ADU
- Don't like attached ADU proposed code
- Pursue Rural ADU in state law
- What is the process for converting guest houses to ADU – if state allows detached housing