



AGENDA
CITY OF SALIDA PLANNING COMMISSION
WORK SESSION

MEETING DATE: Monday, September 23, 2019
MEETING TIME: **IMMEDIATELY FOLLOWING REGULAR MEETING**
MEETING LOCATION: City Council Chambers, 448 E. 1st Street, Salida, CO

- I. Accessory Dwelling Unit discussion



PLANNING COMMISSION WORK SESSION

MEETING DATE: September 23, 2019

AGENDA ITEM: I. Accessory Dwelling Units (ADU's)

FROM: Bill Almquist, Planner

At an August 26 work session, Planning Commission continued conversations regarding potential opportunities for promoting infill and attainable housing through the construction of accessory dwelling units (ADUs). Staff received a considerable amount of feedback and has honed down on possible updates to the code as it impacts the development of ADUs.

Staff would like to receive feedback on these proposed changes from Planning Commission prior to drafting an ordinance.

PROPOSED CHANGES TO LAND USE CODE REGARDING ADU's:

- **Density Calculations**

Current: ADUs are included in density calculations.

Challenge: Limits ability to build an ADU on some smaller lots in certain zones

Proposed: Exclude ADUs from density calculations

- **Maximum Size**

Current: 700sf (habitable, conditioned space)

Challenge: Difficult to build comfortable 2bd ADUs

Proposed: Increase to 800sf with no more than 700sf on second story; If all single-story, increase maximum to 1000sf; maintain habitable, conditioned space (must remain subordinate in size to primary).

- **Second-Story ADU Side Setbacks**

Current: All accessory buildings require a 3-foot side setback

Challenge: Can create “looming” or “boxed-in” sensation for neighbors; primary structures currently have 5-foot side setback

Proposed: Keep 3-foot side setback for single-story buildings (max 15 feet?) but increase side setback to 5-feet for two-story buildings (over 15 feet?), with option of stepping back at 15 feet.

- **Maximum Occupancy**

Current: The land use code states that the maximum occupancy of an ADU is two individuals; which excludes most families from being able to rent an ADU.

Proposed: Eliminate requirement from the Land Development Code. The Fire Code states one person is allowed for every 200 square feet of the dwelling unit.