

**AGENDA**



**Recommendation for Committee Action**

Planning and Neighborhoods Committee	<b>Item ID</b>	47161	<b>Agenda Number</b>	3.
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<b>Meeting Date:</b>	6/15/2015	<b>Department:</b>	Planning and Zoning
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**Subject**

Consider and develop recommendations related to an ordinance amending City Code Title 25 changing regulations for secondary dwellings (also known as accessory dwelling units).

**Amount and Source of Funding**

**Fiscal Note**

<b>Purchasing Language:</b>	
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<b>Prior Council Action:</b>	June 12, 2014 – Council approved Resolution No. 20140612-062 initiating amendments to Title 25 of the City Code to reduce regulatory barriers to the development of accessory dwelling units less than 500 square feet in size.
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<b>For More Information:</b>	Ming Chu, Planning and Zoning Department, 512-974-6413
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<b>Boards and Commission Action:</b>	May 26, 2015 – Approved by the Planning Commission on a 5-0 vote with Commissioners Hatfield, Hernandez and Stevens absent and Commissioner Shieh off the dais.
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<b>MBE / WBE:</b>	
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<b>Related Items:</b>	
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**Additional Backup Information**

In June 2014, City Council Resolution No. 20140612-062 initiated amendments to Title 25 of the City Code to develop an ordinance that reduces regulatory barriers to make accessory dwelling units easier to build, in particular, “eliminating parking and driveway requirements.”

The proposed amendments will:

- 1) Reduce building separation from 15 feet to 10 feet.
- 2) Allow an entrance within 10 feet of a property line.
- 3) Remove driveway placement requirement.
- 4) Change parking requirement to one off street space for all secondary units.
- 5) Prohibit use as Type 2 Short Term Rental.
- 6) Apply the ordinance citywide, i.e., to all properties throughout the city that can currently build an ADU.