

Additional ADU Reform Recommendations

- Allow more flexibility for constructing ADUs.
 - Allow the front house to be designated as the ADU, as long as it fits the square footage requirement, to allow a home to be built in the back using the property's remaining FAR.
- Create consistency in Tree Review for ADUs and Single-Family.
 - Allow the "reasonable use" portion of the protected trees regulations to be applied when constructing an ADU.
 - Under the current process, protected trees are allowed to be removed for single-family homes when it is determined that the tree "prevents a reasonable use of the property" however this is not allowed when constructing an ADU.
 - Could even explore requiring the property owner to plant new tree(s) when the construction of the ADU requires removal of the protected tree.
- Remove or revise requirements for upgrading existing water and wastewater tap and lines when building an ADU.
 - These requirements can add an additional \$20k-\$30k in additional construction costs for an ADU.
 - Additional taps are expensive and typically very invasive to existing landscaping, pavement, and other infrastructure.
 - Allow a hybrid approach, such as submetering which is currently the practice in other cities where there is one tap but split into multiple meters.
 - There is an existing provision, through the Homestead Initiative, that allows existing homeowners to piggyback on their existing tap in order to increase the capacity for their ADU, however the services have to be tethered to the existing utilities.
 - Currently in Austin, the only way to separate the utilities for an ADU and the primary house is to put in the additional tap.
 - Existing single-family homes are not required to upgrade water and wastewater tap and lines if they have 4.5 bathrooms or less and 48 fixture units or less.
- Review and right size permitting requirements and fees for ADUs.
 - The requirements and fees are exactly the same regardless of if you are building an 800 sq. ft. ADU or a 3,600 sq. ft. single-family home.
 - Currently the expedited fee is \$3,829.28 and from submittal to first review it takes five weeks.
 - City staff should find ways to reduce the requirements and fees for ADUs to right size them for their size.
- Allow two ADUs to be constructed on corner lots if the FAR allows.
- Review and revise compatibility requirements for ADUs.
 - Allow an ADU to be constructed with two stories in the 50 foot setback
- Allow for an ADU to be attached to the primary house (like a duplex) with a common wall and approved fire rated.