Accessory Dwelling Units
Accessory Dwelling Units

Benefits

- Environmentally friendly
- Lower cost
- Invisible density
- Added income to homeowners
ADU’s Help Households

- Family needs change
- Flexibility allows families to adapt
- Car ownership changing with technology

Source: Karen Chapple, Yes in My Backyard
Market potential = 31% of single family owners want ADU’s

Vancouver allows ADU’s with building permits: 500 units/year 35% of single family homes
Market Potential in Neighborhoods

Share of Single-family Houses with ADUs

- Vancouver, BC: 35%
- Seattle, WA: 1%
- Portland, OR: 1%
Why are we not building more?

Zoning and Permitting Barriers:
- Lot size
- Setbacks
- Parking
- Process/fees

Source: Karen Chapple, Yes in My Backyard

Reducing Parking Requirement
El Cerrito

Current Zoning

Reduced Parking

350 attached (15% of SFR)
or
270 detached (12% of SFR)

1,450 attached (55% of SFR)
or
1,125 detached (45% of SFR)
What can we do?

1. Declare ADU’s an accessory use (like a home office)

2. Widely allow ADUs by building permit Without
   • Parking
   • New utility hookups
   • High fees
   • Sprinklers

Source: Karen Chapple, Yes in My Backyard

Is this a home office? a studio? a home?