

Proposed updates to Gainesville's ADU Ordinance to make ADU's more affordable.

1) Purpose section

a. Line 13 to 21 on page 6

- i. The current language makes an incorrect assumption that people who live in ADU's are bad and that we have to do things to keep them in line. ADU's have actually be found to create stability in neighborhoods and to lower the cost to live in a neighborhood.
- ii. **Action: Change language in the purpose section to remove the incorrect assumption that ADU's are negative for neighborhoods: Example is to delete text in section 3, line 19 to 21 and add "Ensure that the development of ADU's fit with the neighborhood." One other change is line 14 changing homeowner to "property-owner".**

2) Standards

a. Section 1, Line 23 – Attached and detached units

- i. Gainesville has been significantly behind in ADU legislation, and the current draft does make good inroads. However, the new ordinance still lags what are cities are doing to address affordable housing through ADU's. I believe we should be proactive and progressive when it comes to ADU's, and not create a new ordinance that would still not be doing enough to address affordable housing.
- ii. **Action: Allow both a detached ADU and attached ADU on a parcel. Example text change: One attached ADU and one detached ADU may be permitted per lot or parcel, and ADUs are exempt from residential density calculations.**

b. Section 4, Line 29-32, page 6 – Unnecessary restrictions

- i. This language also makes and incorrect assumption that people who live in ADU's are bad and have to be kept in check. To keep with the zoning of a neighborhood an ADU should be able to be built at the same height as the primary structure. The language in section 2, line 27-28 makes it clear that the ADU must fit with the current zoning and this section I believe is unnecessary.
- ii. **Action: Remove Section 4, Lines:29-32, on page 6.**

c. Section 5, Line 33-34, page 6 – ADU Size

- i. I think we should make it clearer and easier to regulate ADU's by making the max size of an ADU 850 sqft.
- ii. **Action: Allow each ADU to be a max of 850 sq ft. Here is an example of what the text could be: "Each allowed ADU, either attached or detached, may not exceed 850 square feet. Structures exceeding 850 square feet that existed on February 27, 2020, may be converted into ADUs."**

d. Section 7, Line 7-8 , page 7. – Building frontage

- i. Some lots may have the primary structure very far back on the property. By removing this section, we allow an ADU to be built where it makes the most sense.

