

ACCESSORY DWELLING UNITS

Council Workshop
November 22, 2022

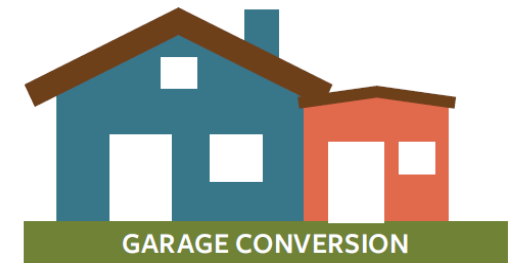
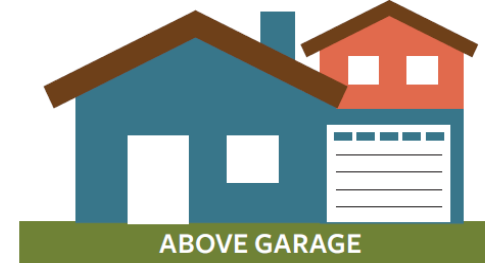
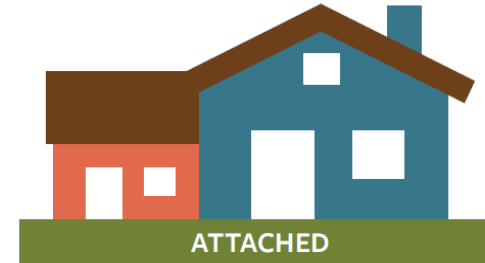
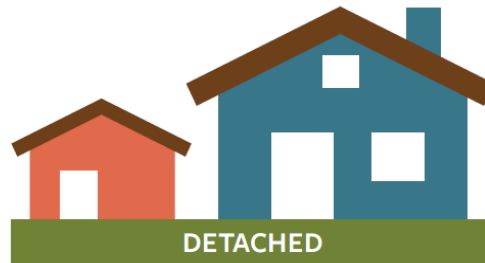
ACCESSORY DWELLING UNITS (ADUs)

- NewZO Revisions (ADUs)
- Housing Savannah Action Plan Strategy #5
 - *Support Local, State and Federal Housing Friendly Policy and Legislation*
 - *5.A.4 Support, where appropriate and possible, zoning, development standard, licensing and similar ordinance amendments and/or new ordinances that promote housing affordability*



ACCESSORY DWELLING UNITS (ADUs)

- Additional living quarters on single family lots
- Attached or detached
- Independent of the primary dwelling unit including:
 1. Living space (bedroom)
 2. Kitchen
 3. Bathroom



ABCs of ADUs, AARP

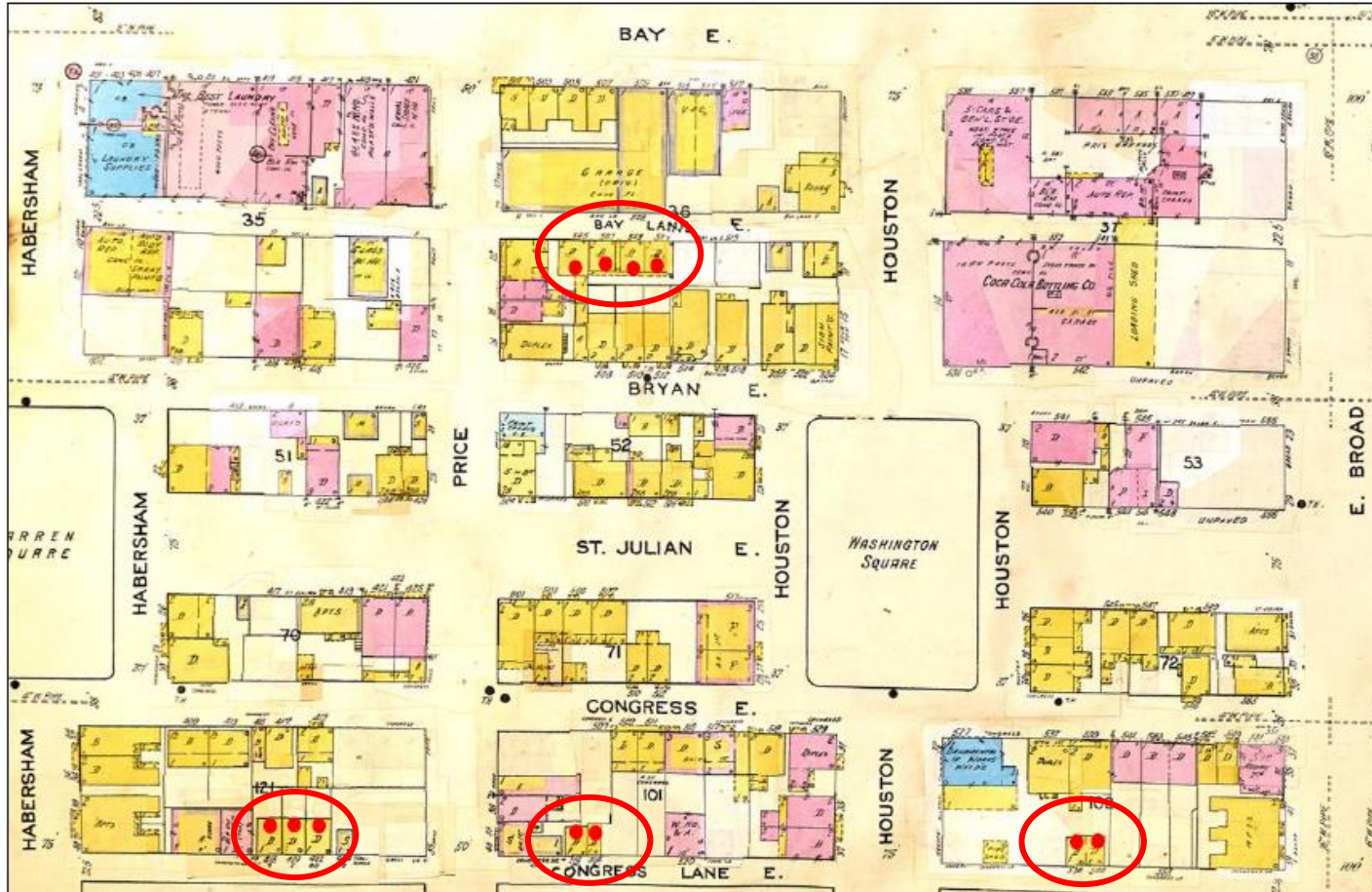
▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

BENEFITS OF ACCESSORY DWELLING UNITS (ADUs)

- Increases housing supply
- Provides multigenerational housing
- Provides extra income to offset household expenses
- Maintains compatibility with neighborhood and preserves community character thru design
- Minimizes additional infrastructure



HISTORY OF ADUs IN SAVANNAH

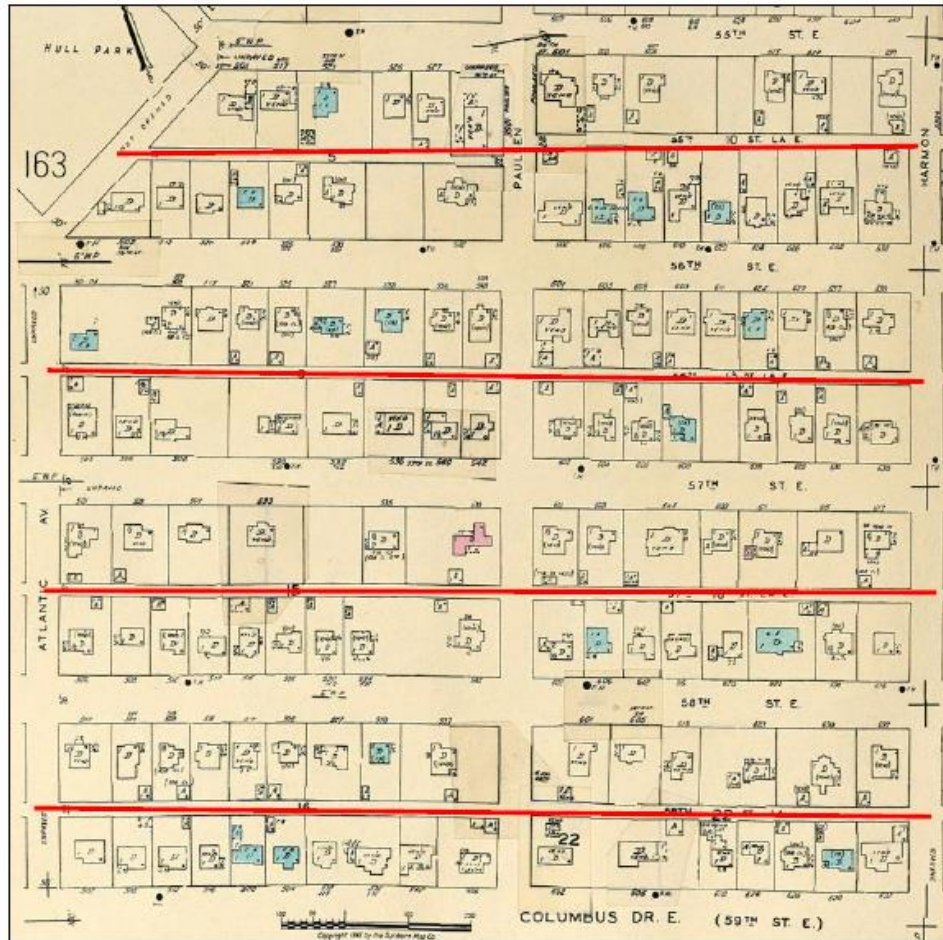


- Savannah has had ADUs since 1700s
- Oglethorpe Town Plan and lane system facilitated ADUs
- Savannah ADUs historically known as “lane houses”

Structures identified as dwellings, E Congress Ln and E Bay Ln,
between Habersham St and E Broad St, Sanborn Fire Insurance Map, 1953.

City of Savannah Municipal Archives.

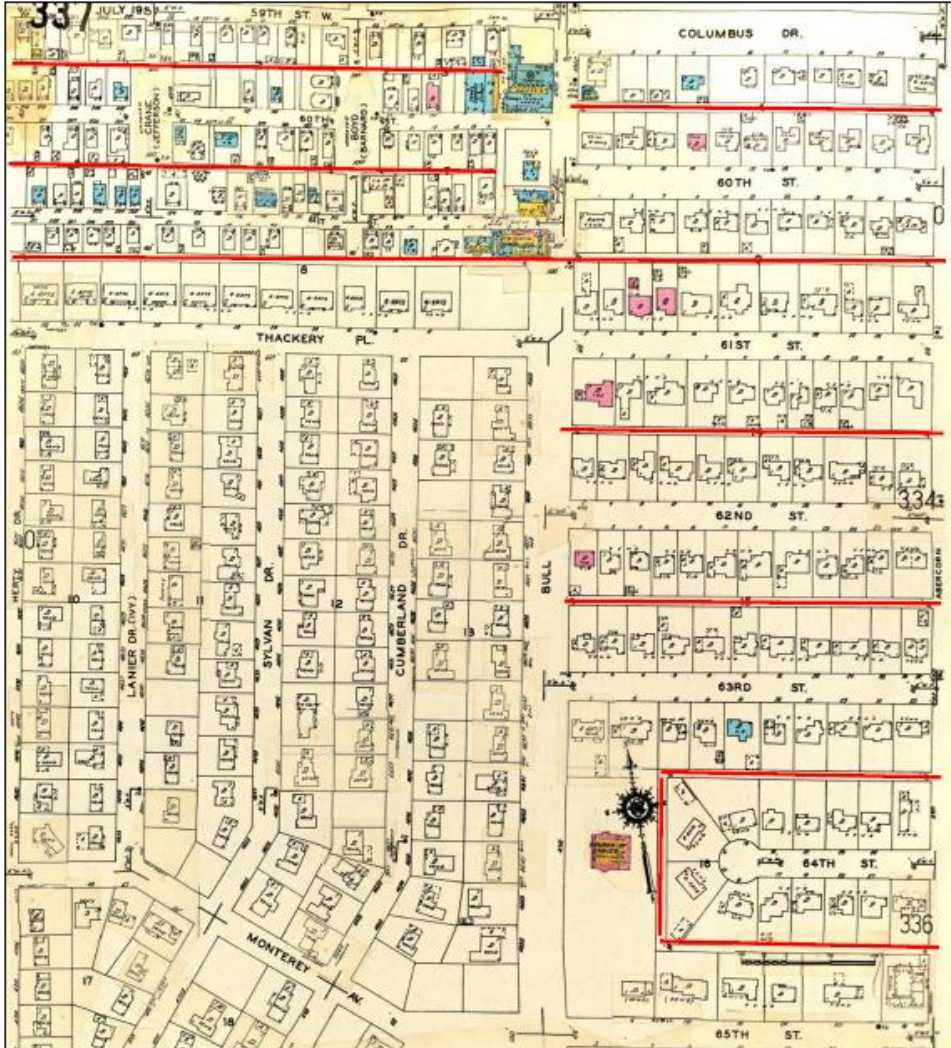
HISTORY OF ADUS IN SAVANNAH



- Lanes most enduring component of Oglethorpe Plan
- New lanes installed for over 200 years
- Used by private developers in urban/suburban development through 1930s

Example of lanes (red lines) in an automobile suburb (Ardmore), Sanborn Fire Insurance Map, 1966. *City of Savannah Municipal Archives.*

HISTORY OF ADUS IN SAVANNAH



- Majority of Savannah's neighborhoods laid out by private developers prior to being brought into City limits
- Resulting in sporadic development patterns, some utilizing lanes, some not
- At least 39 of the City's current neighborhoods (consisting of 102 wards) have lanes providing rear access

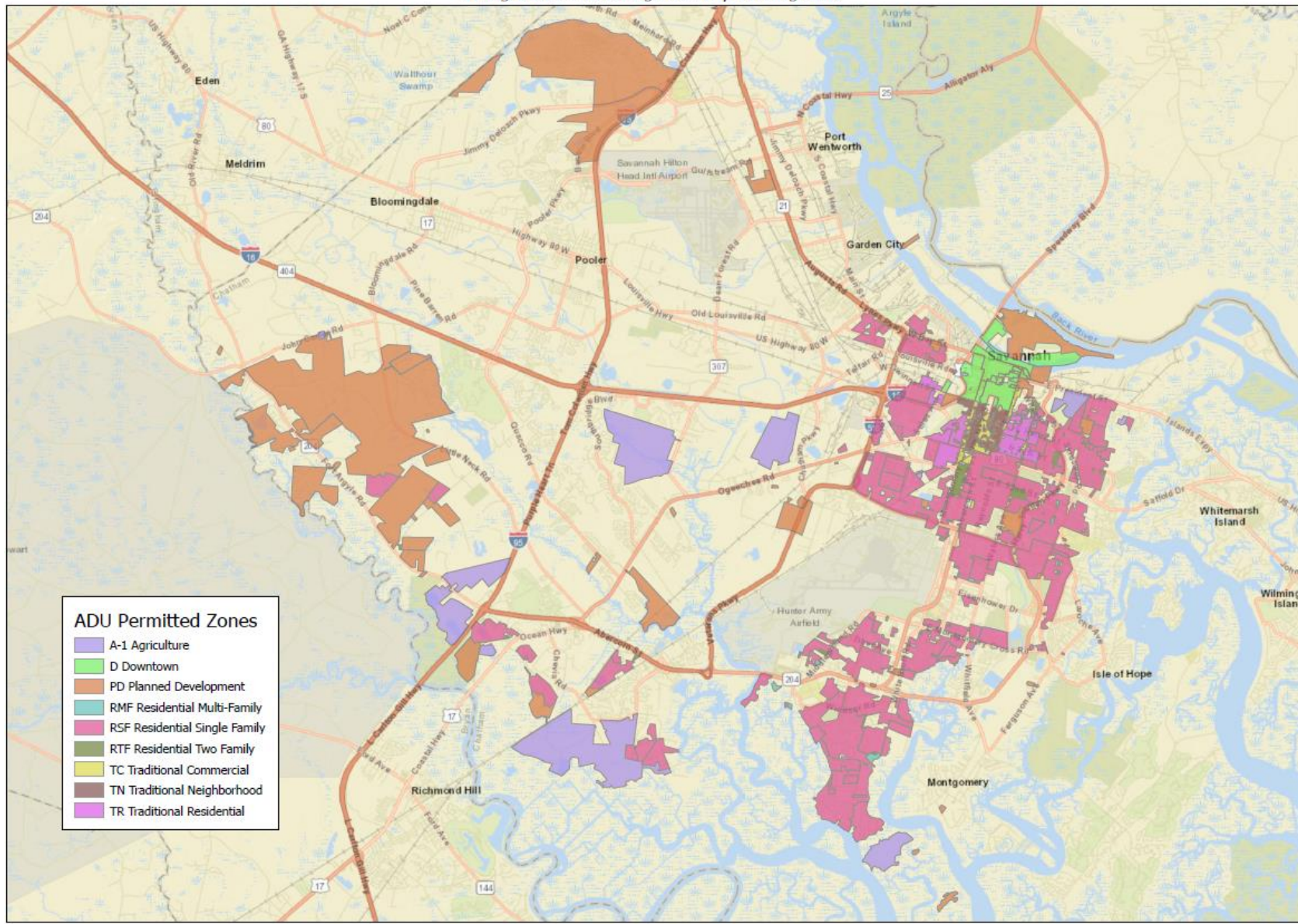
Example of neighborhoods with lanes (red lines) adjacent to neighborhoods without lanes, Sanborn Fire Insurance Map, 1966. *City of Savannah Municipal Archives.*

ADU ZONING REGULATIONS

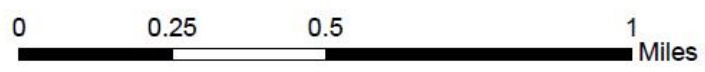
Location

- Previous Zoning Ordinance did not permit ADUs in the Single-Family Residential zoning districts
- NewZO provides greater flexibility for property owners to construct ADUs
- Now permitted in 9 zoning districts:
 - A-1 (Agricultural)
 - RSF- (Residential Single Family)
 - RTF- (Residential Two Family)
 - RMF-1 (Residential Multi-Family)
 - TR- (Traditional Residential)
 - TN- (Traditional Neighborhood)
 - TC- (Traditional Commercial)
 - D- (Downtown)
 - PD (Planned Development)

Zoning Districts Permitting Accessory Dwelling Units



- ADU Permitted Zones**
- A-1 Agriculture
 - D Downtown
 - PD Planned Development
 - RMF Residential Multi-Family
 - RSF Residential Single Family
 - RTF Residential Two Family
 - TC Traditional Commercial
 - TN Traditional Neighborhood
 - TR Traditional Residential



Map By: T. Jeanquart of Development Services.
 The information on the map is intended to be used for reference ONLY.
 While this map is believed to be correct based on available data, no guarantee may be made as to its absolute accuracy.



ADU ZONING REGULATIONS

Lot Area

- Requires the minimum lot size for ADUs at least 200% of the minimum lot area required for these zoning districts:
 - A-1 (Agricultural)
 - RSF- (Residential Single Family)
 - RTF- (Residential Two Family)
 - RMF-1 (Residential Multi-Family)
 - TR- (Traditional Residential)
- Standard is not variable
- Does not apply to zoning district in historic areas of the city where ADUs are well-established as a common housing type
 - TN- (Traditional Neighborhood)
 - TC- (Traditional Commercial)
 - D- (Downtown)

LOT AREA EXAMPLE: RSF-6 DISTRICT

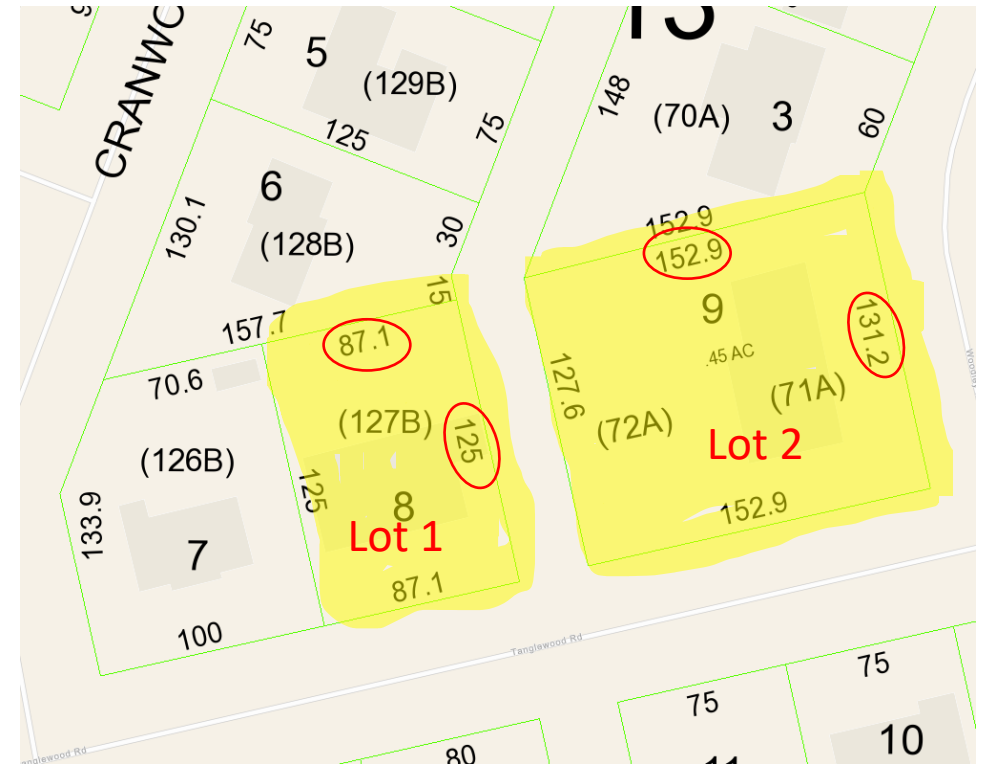
- Minimum lot area = 6,000 SF
- ADU requirement = 12,000 SF (200% of minimum lot area)

Lot 1

- $87.1' \times 125' = 10,888$ SF
- ADU Not Permitted

Lot 2

- $152.9' \times 131.2' = 20,060$ SF
- ADU Permitted



PUBLIC ENGAGEMENT

April - June 2022

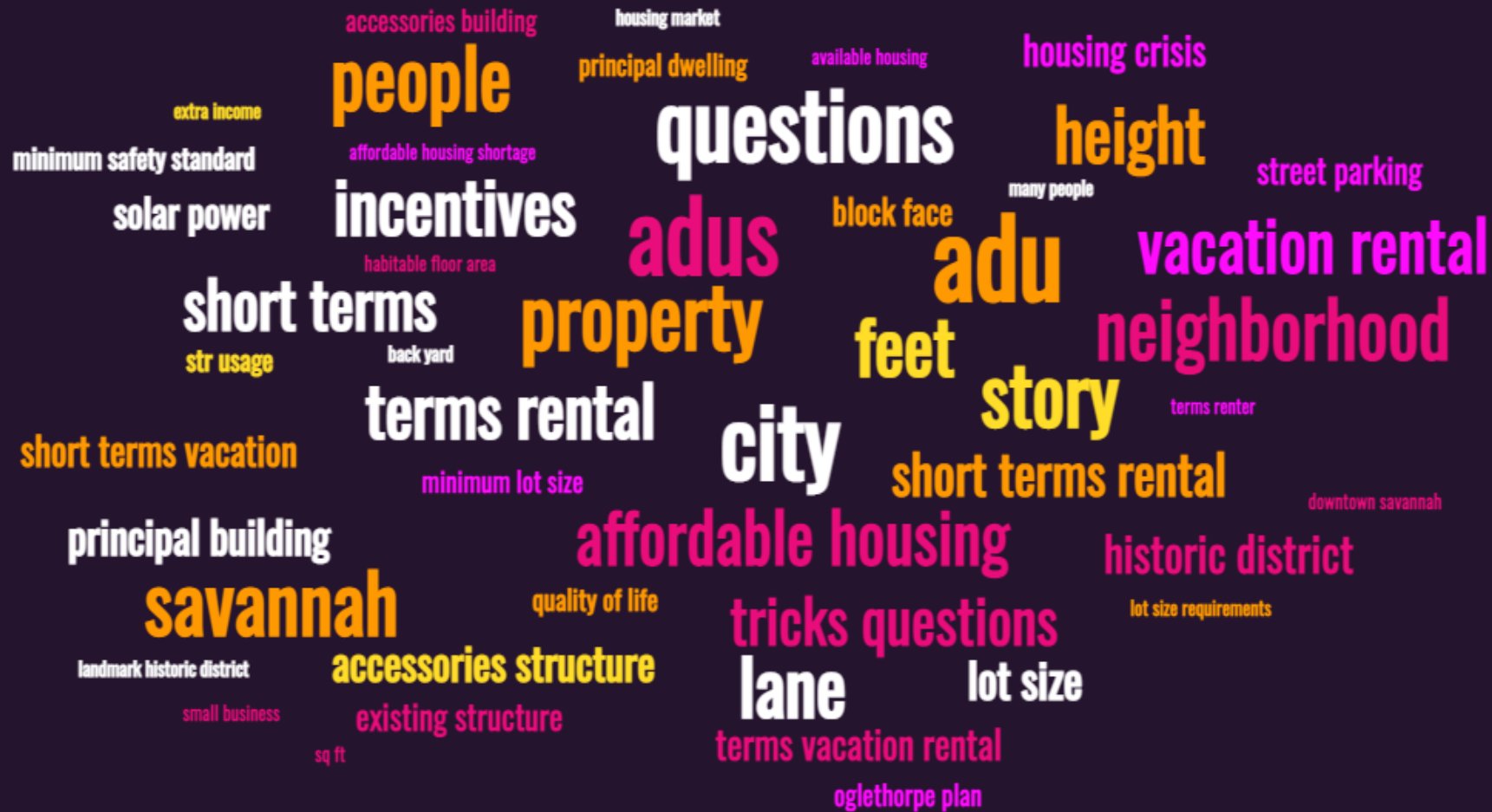
ALDERMANIC DISTRICT MEETINGS

The City hosted community engagement meetings in each Aldermanic District from April through May.

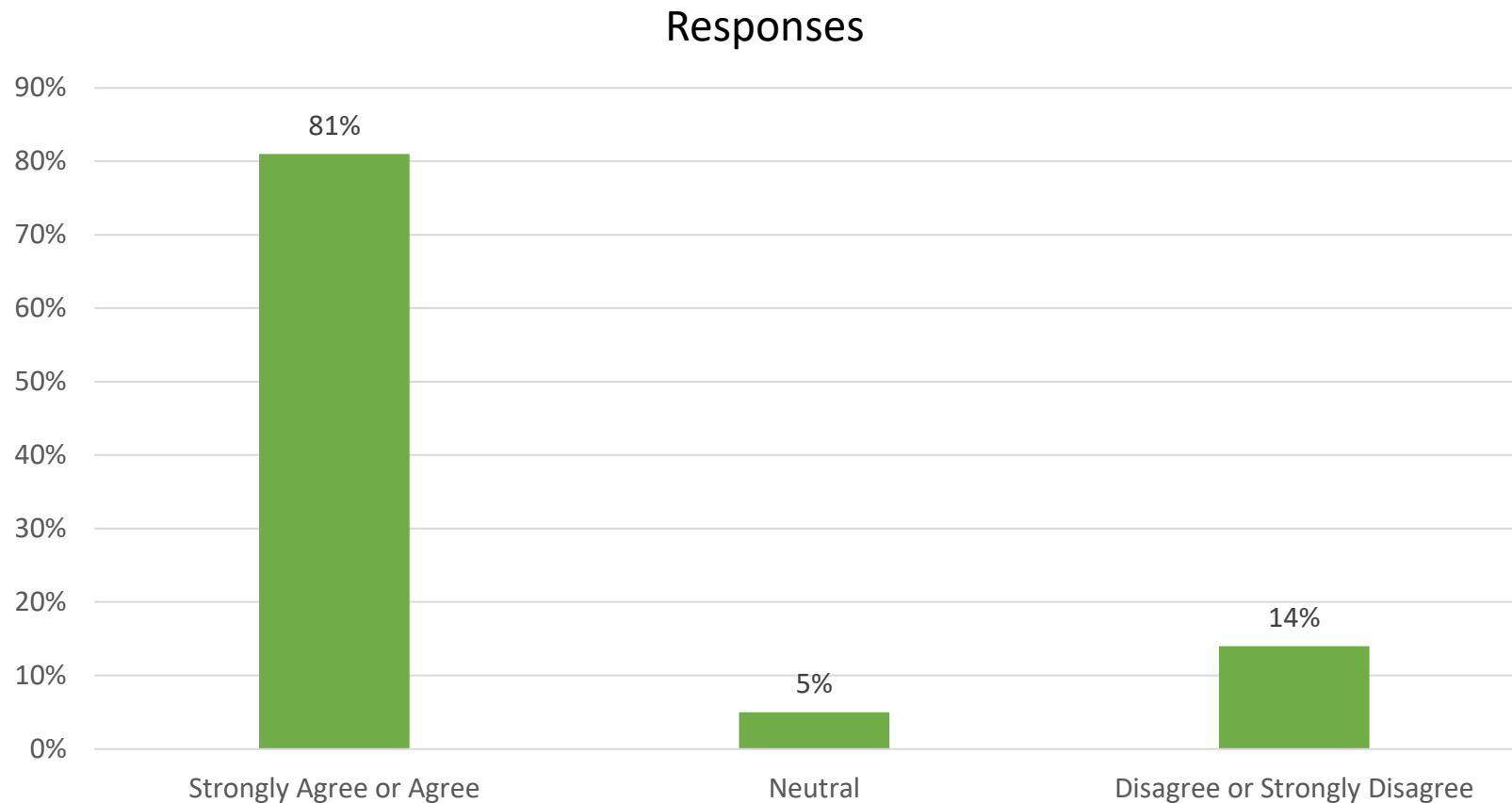
A survey was deployed for community feedback on a range of accessory dwelling unit topics, including sustainability, funding and development standards.

- Alderwoman Lanier, District 1
May 31
- Alderman Leggett, District 2
May 11
- Alderwoman Wilder-Bryan, District 3
May 23
- Alderman Palumbo, District 4
May 3
- Alderwoman Shabazz, District 5
May 4
- Alderman Purtee, District 6
April 27

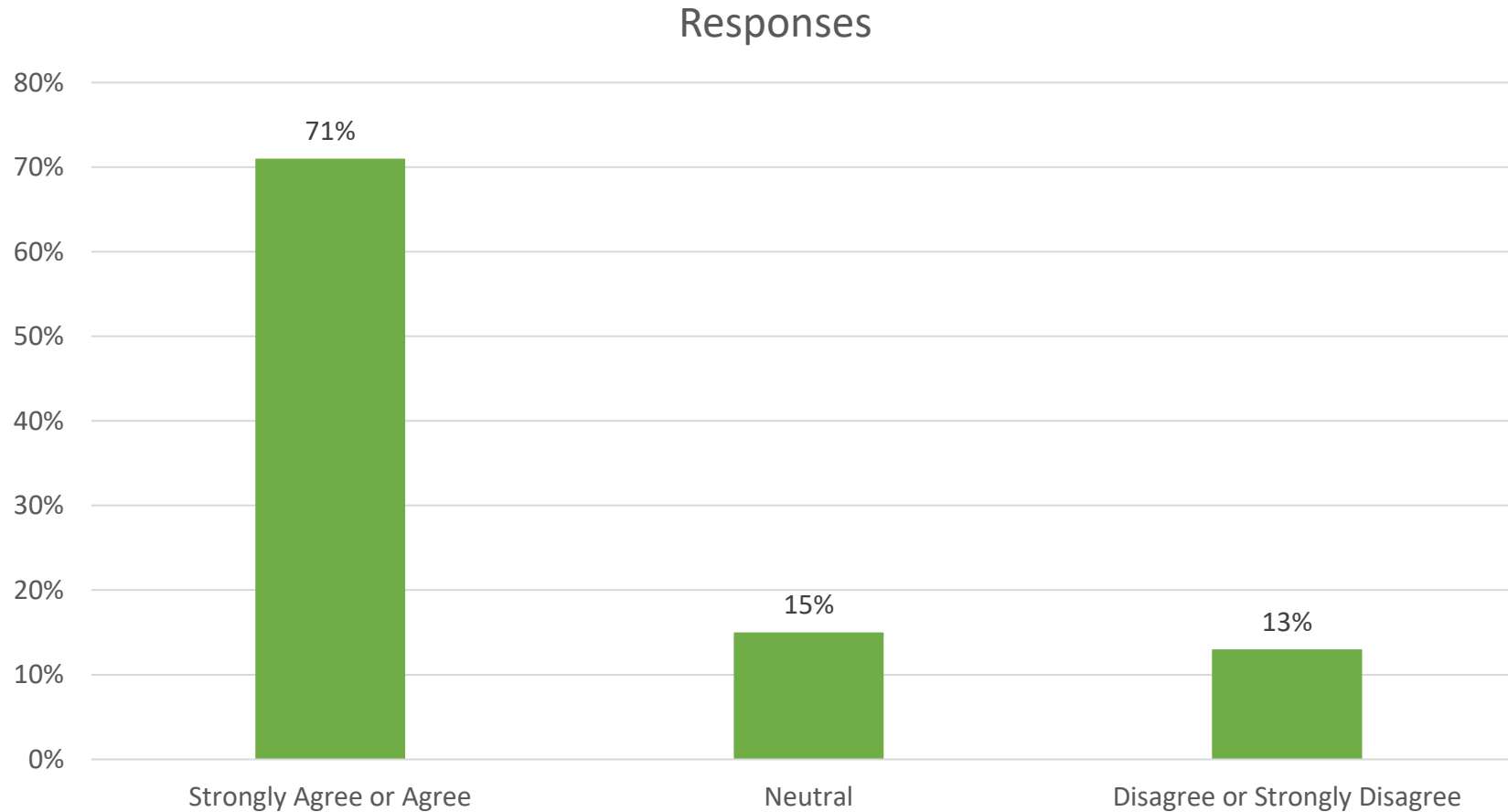
PUBLIC SENTIMENT



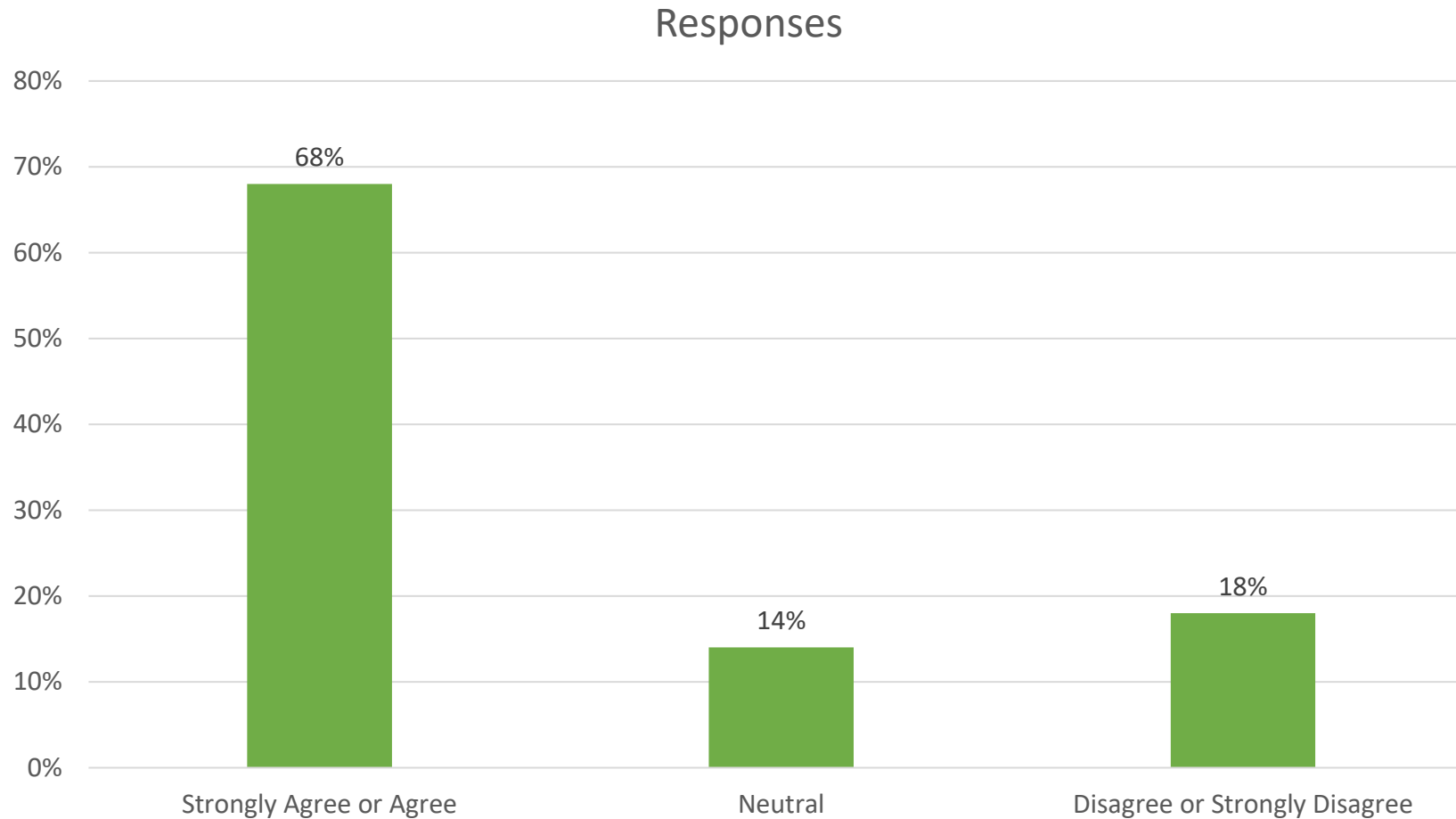
Where basic requirements such as lot coverage and setbacks are met, ADUs should be permitted throughout the City in residential districts.



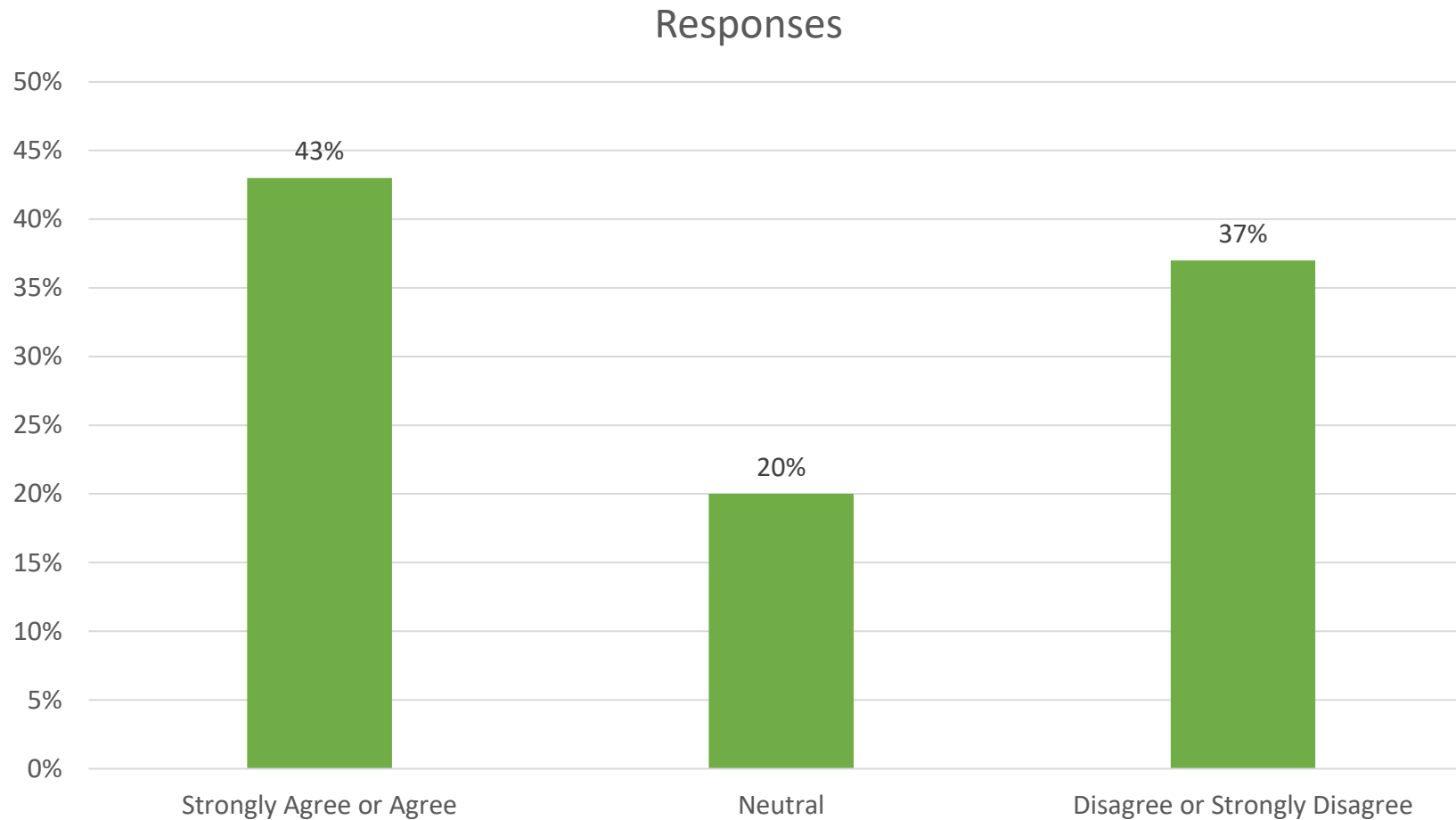
ADUs should be held to the same architectural style as the principal dwelling. If the site is located within an overlay district like downtown, the standards of the overlay district should apply.



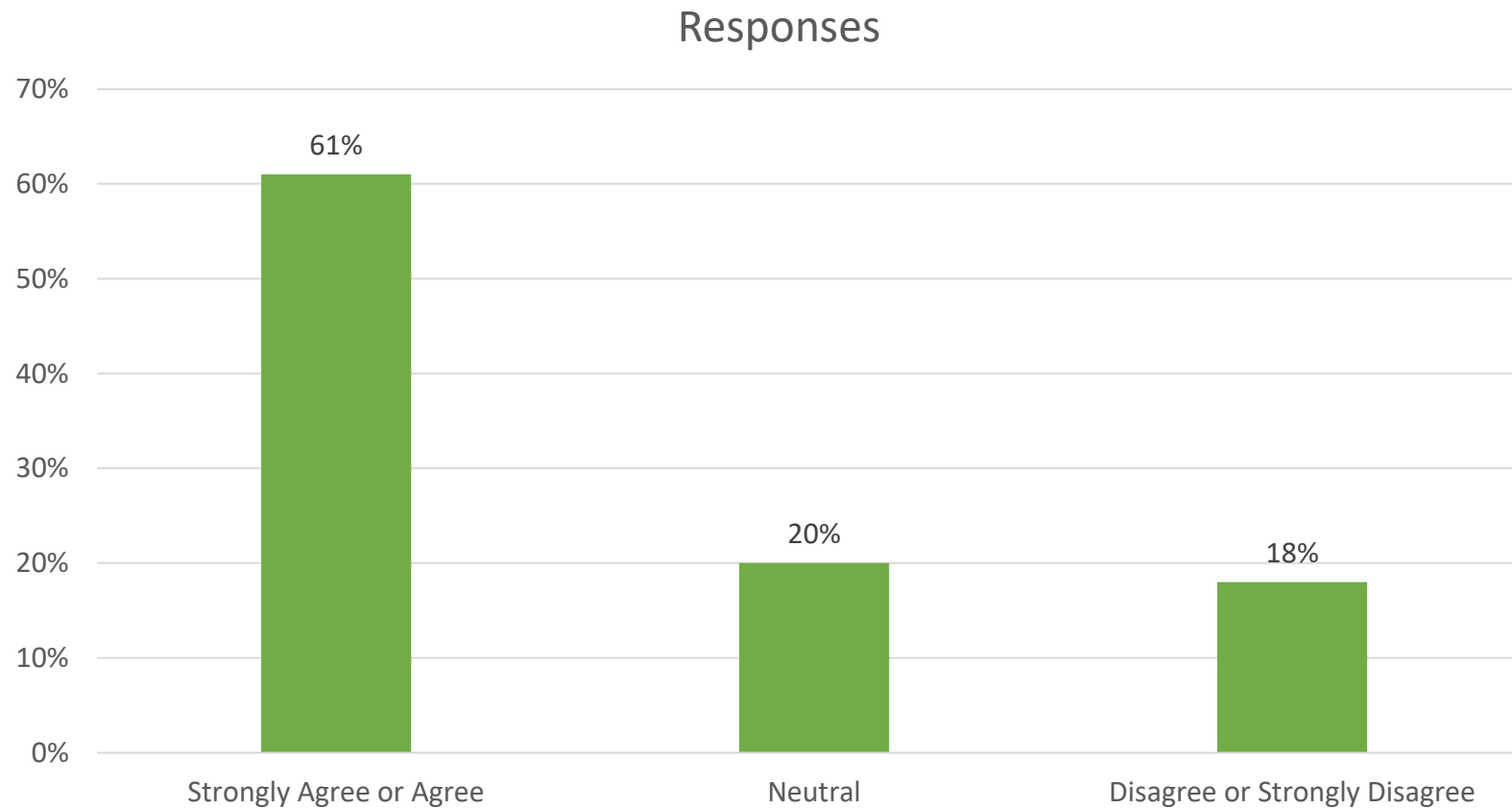
The ADU should not exceed 25 feet or the height of the principal building, whichever is higher.



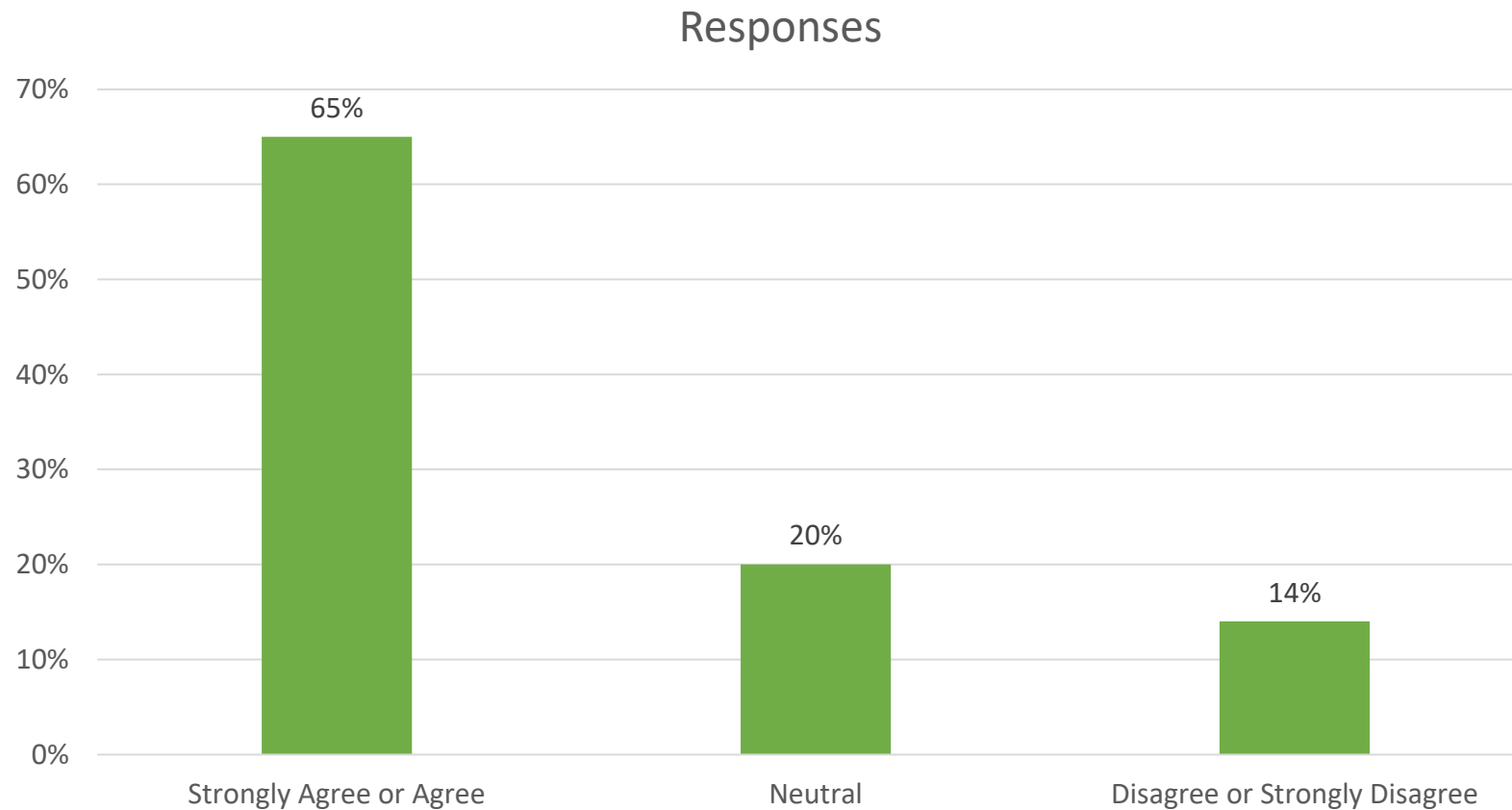
ADUs should be required to provide an additional, off-street parking space.



Provided setbacks and lot coverage requirements can be met, lots with an ADU should not be subject to a larger minimum lot requirement than lots with only a principal dwelling unit.



An existing accessory structure can be converted into an ADU provided that the square footage of the ADU does not exceed that of the accessory structure.

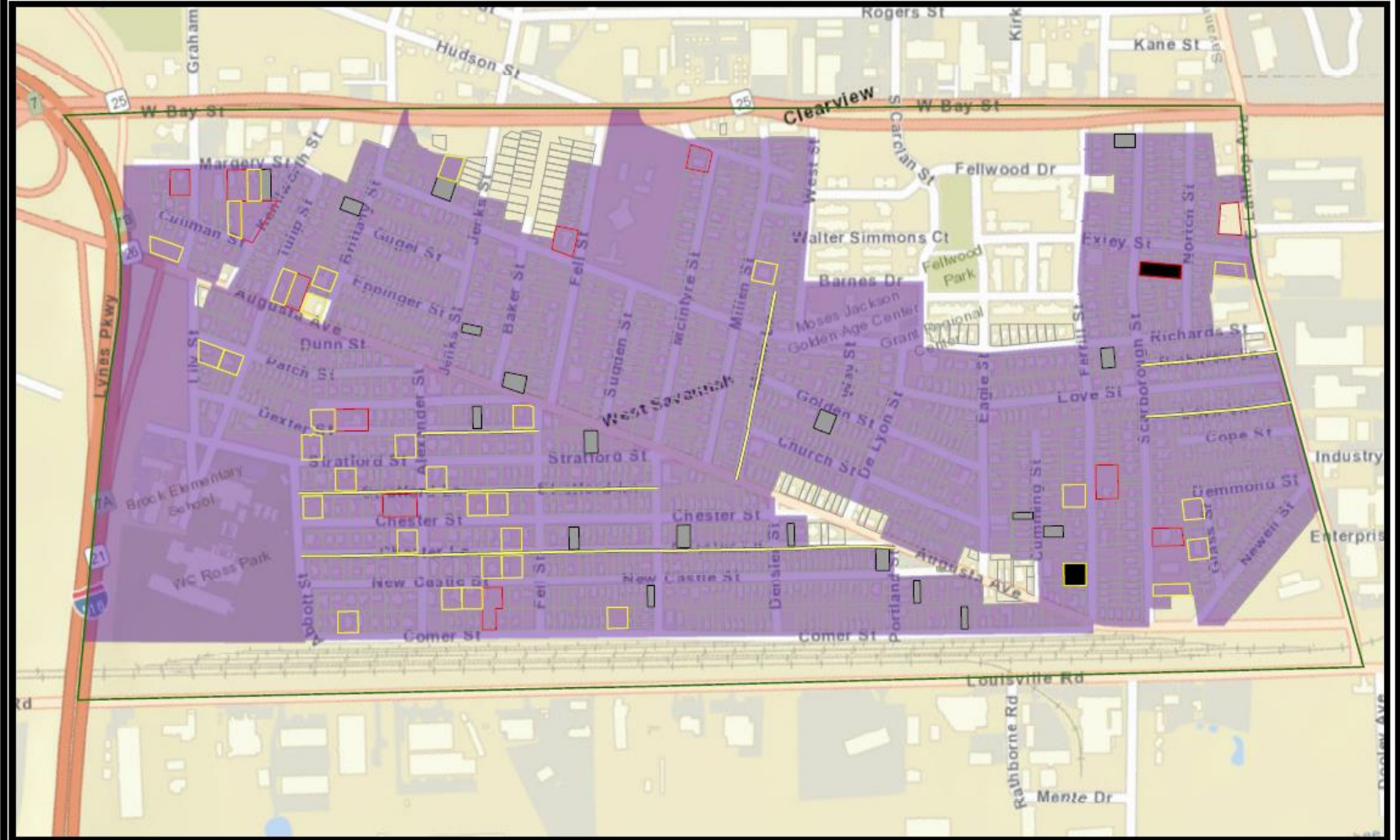


RECOMMENDED REVISIONS

DEVELOPMENT STANDARD	CURRENT STANDARD	PROPOSED REVISION
Building Coverage	<ul style="list-style-type: none"> ADUs shall be included in the calculations for maximum building coverage permitted in the zoning district 	<ul style="list-style-type: none"> No change
Lot Area	<ul style="list-style-type: none"> Requires the minimum lot size for ADUs at least 200% of the minimum lot area required for A-1, RSF-, RTF-, RMF-1, and TR- Standard is <u>not</u> variable 	<ul style="list-style-type: none"> Reduce the minimum lot area requirement from 200% to 150% Allow a variance from the standard If located in a local historic and/or conservation overlay district, the appropriate Review Body shall provide a recommendation to the ZBA
Building Size	<ul style="list-style-type: none"> The footprint of the accessory dwelling unit shall be a maximum of 40% of the <u>habitable floor area</u> of the principal dwelling In the A-1, RSF-E, RSF-30 and RSF-20 districts, maximum footprint shall be 40% of the <u>habitable floor area</u> of the principal dwelling or 1,000 square feet, whichever is less 	<ul style="list-style-type: none"> Cap ADU's maximum size using the footprint of the principal dwelling instead of the habitable floor area to read: <i>The footprint of the ADU shall not exceed 1,000 square feet or 40% of the footprint of the principal dwelling, whichever is less</i>
	<ul style="list-style-type: none"> Unit shall contain a minimum of 400 SF of heated area 	<ul style="list-style-type: none"> Provide flexibility in the minimum required SF by meeting the minimum building and occupancy code standards

DEVELOPMENT STANDARD	CURRENT STANDARD	PROPOSED REVISION
Building Size	<ul style="list-style-type: none"> • Include no more than 1 bedroom 	<ul style="list-style-type: none"> • No change
Height		<ul style="list-style-type: none"> • Add language to address ADU height to read: <ul style="list-style-type: none"> • <i>Within local historic overlay districts and/or National Register Historic Districts, ADUs shall not exceed 25 feet in height or the height of the principal dwelling, whichever is less</i> • <i>Within all other permitted zoning districts, ADUs shall not exceed 25 feet in height or the height of the principal building, whichever is less</i> • <i>Any portion of an ADU over 15 feet in height shall be located at least 20 feet from a rear property line that does not abut a lane unless otherwise stated in the Ordinance</i>

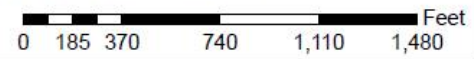
DISTRICT 1



 RSF Parcels ≥ 8,000 SqFt (33)	 Neighborhood
 RSF Parcels ≥ 10,000 SqFt (13)	Zoning
 RSF Parcels ≥ 8,000 SqFt, w Accessory Building(s) (2)	 RSF-5
 RSF Parcels w Accessory Building(s) (21)	



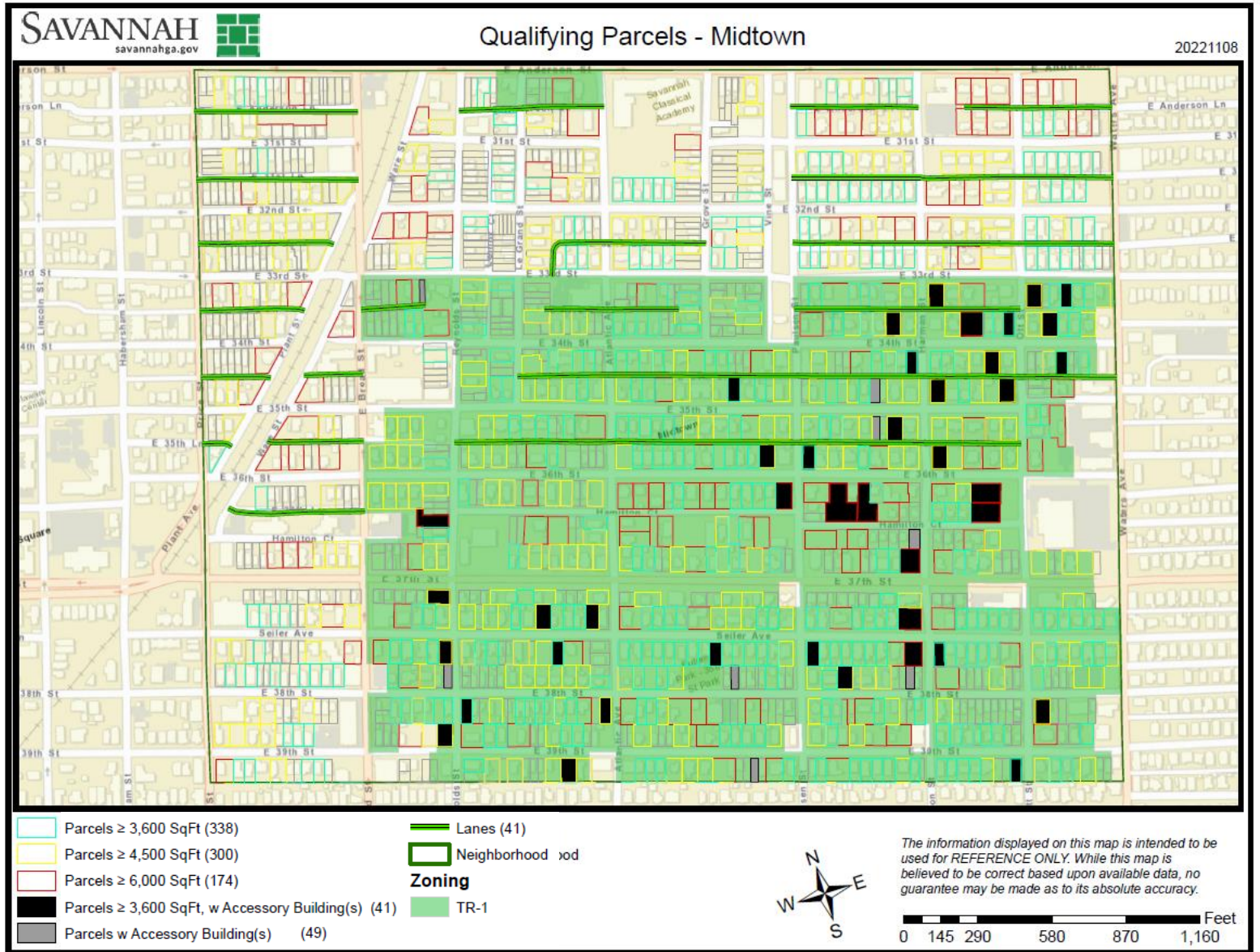
The information displayed on this map is intended to be used for REFERENCE ONLY. While this map is believed to be correct based upon available data, no guarantee may be made as to its absolute accuracy.



- **Total RSF-5 Parcels: 1,548**
- 6 lanes
- 2% of parcels meet the current lane access regulations
- Less than 1% of parcels meet the current standard regulations for ADUs
- 33 parcels are greater than or equal to 8,000 square feet, but do not exceed 9,999 square feet
 - Reducing the minimum lot area requirement from 200% to 150% increases by right construction of ADUs in the RSF-5 zoning district

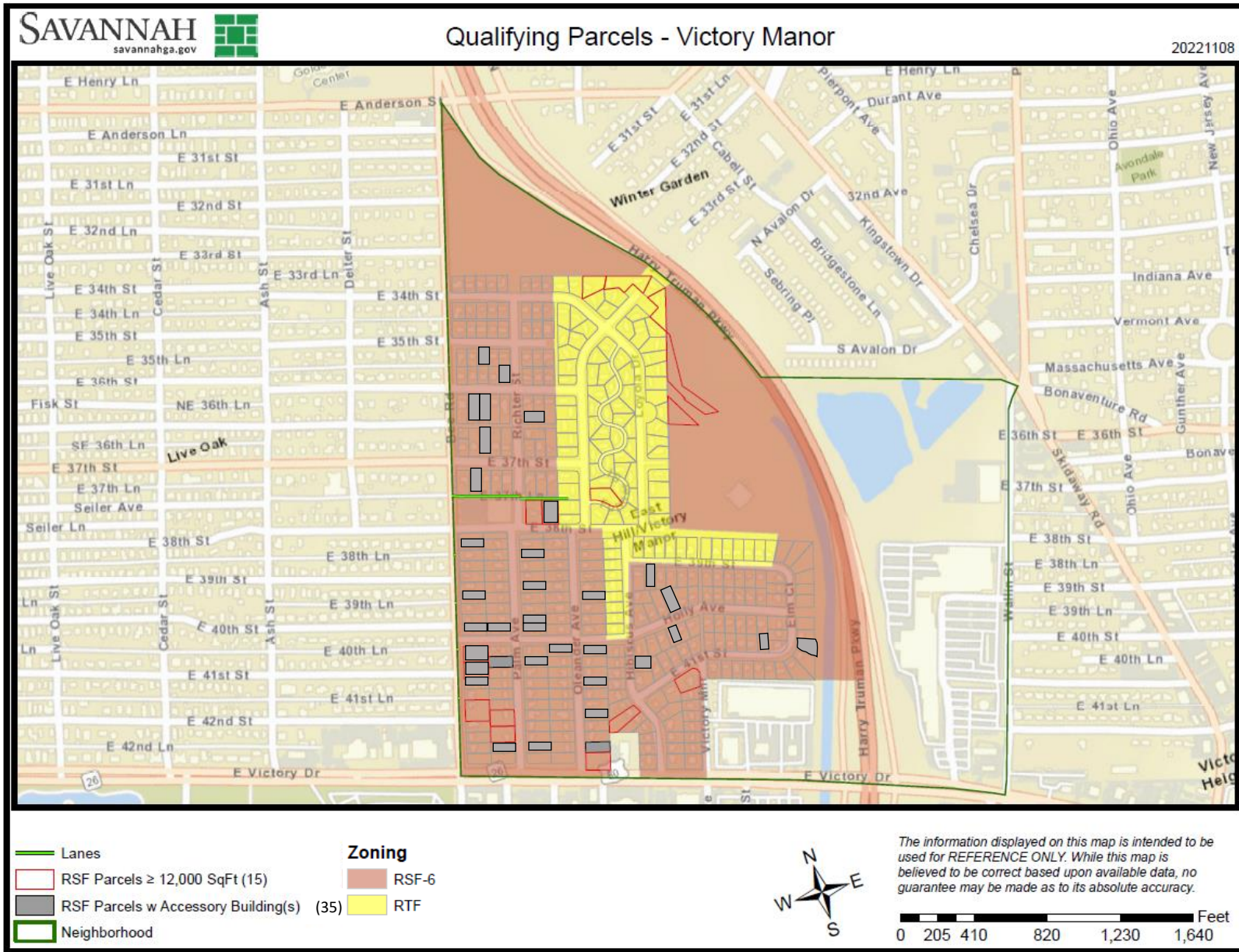
DISTRICT 2

- **Total TR-1 Parcels:** 1,023
- 6 lanes adjacent to TR-1 parcels
- 79% of all parcels meet the current lot area regulation requirements for ADUs



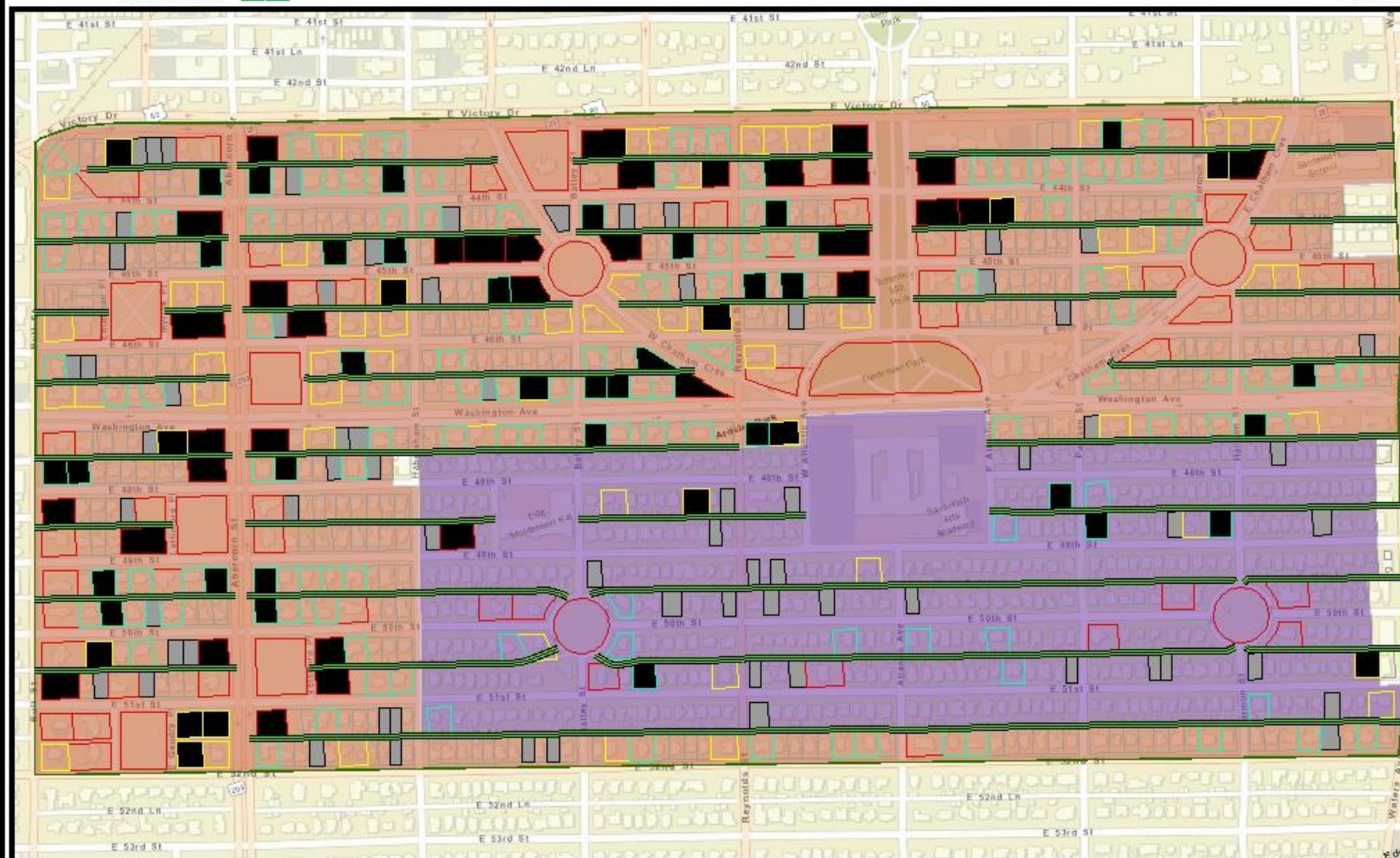
DISTRICT 3

- Total RSF-6 Parcels: 2,141
- Total RTF Parcels: 97
- 1 lane (E 37th Ln)
- Less than 1% of RSF-6 parcels meet the current ADU regulations
- RTF parcels were not analyzed
- Reducing the minimum lot area requirement from 200% to 150% increases by right construction of ADUs in the RSF-6 zoning district
- Permitting a variance might increase by right ADU construction

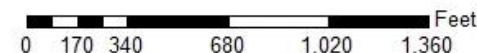


DISTRICT 4

- Total RSF-5 Parcels: 447
- Total RSF-6 Parcels: 2,454
- 9 lanes
- 4% of parcels meet the current RSF-6 regulation
- 15% meet the current RSF-5 regulation
- 152 parcels are greater than or equal to 8,000 square feet, but do not exceed 9,999 square feet
 - Reducing the minimum lot area requirement from 200% to 150% increases by right construction of ADUs in RSF-5 and RSF-6 zoning districts

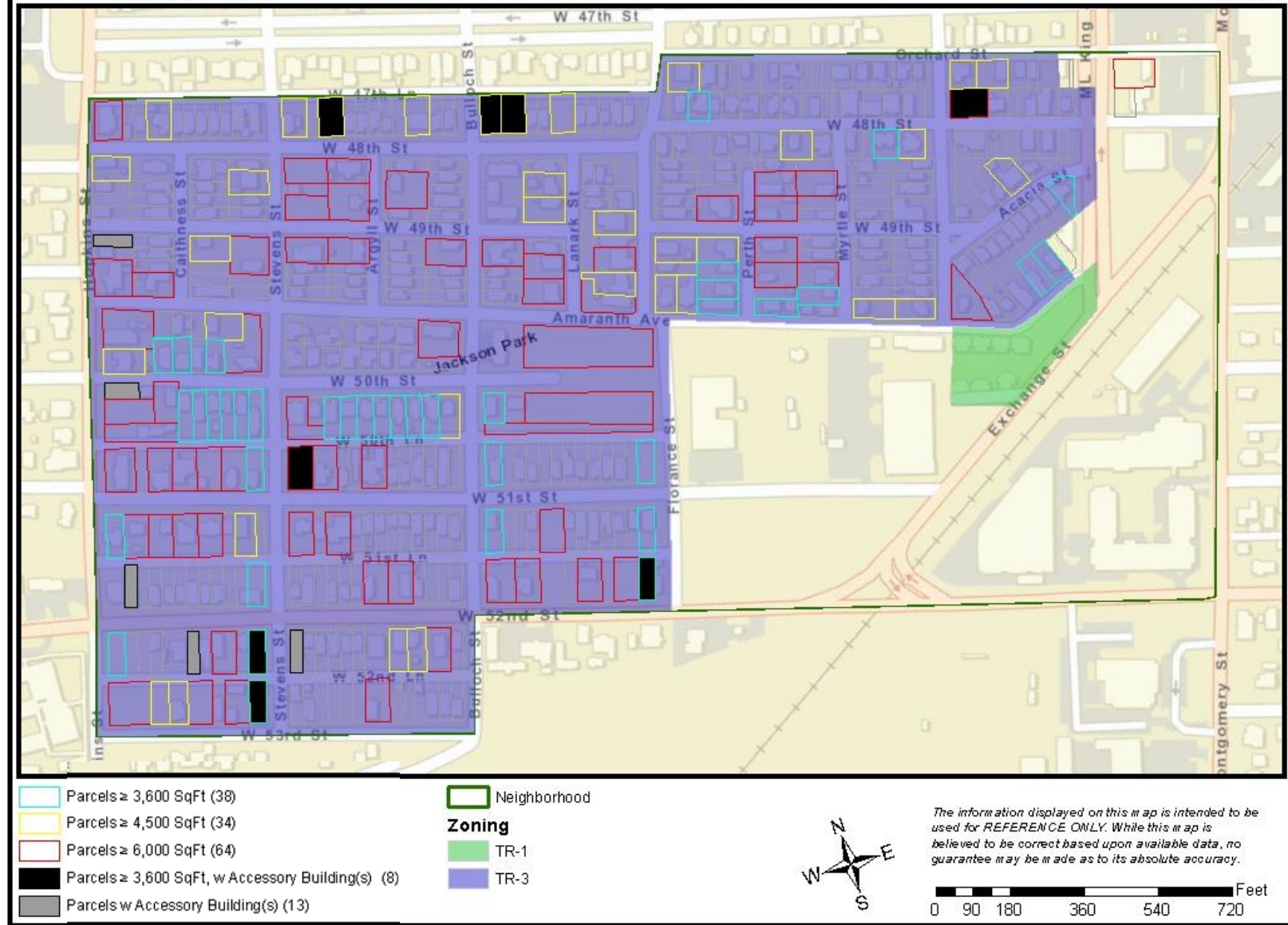


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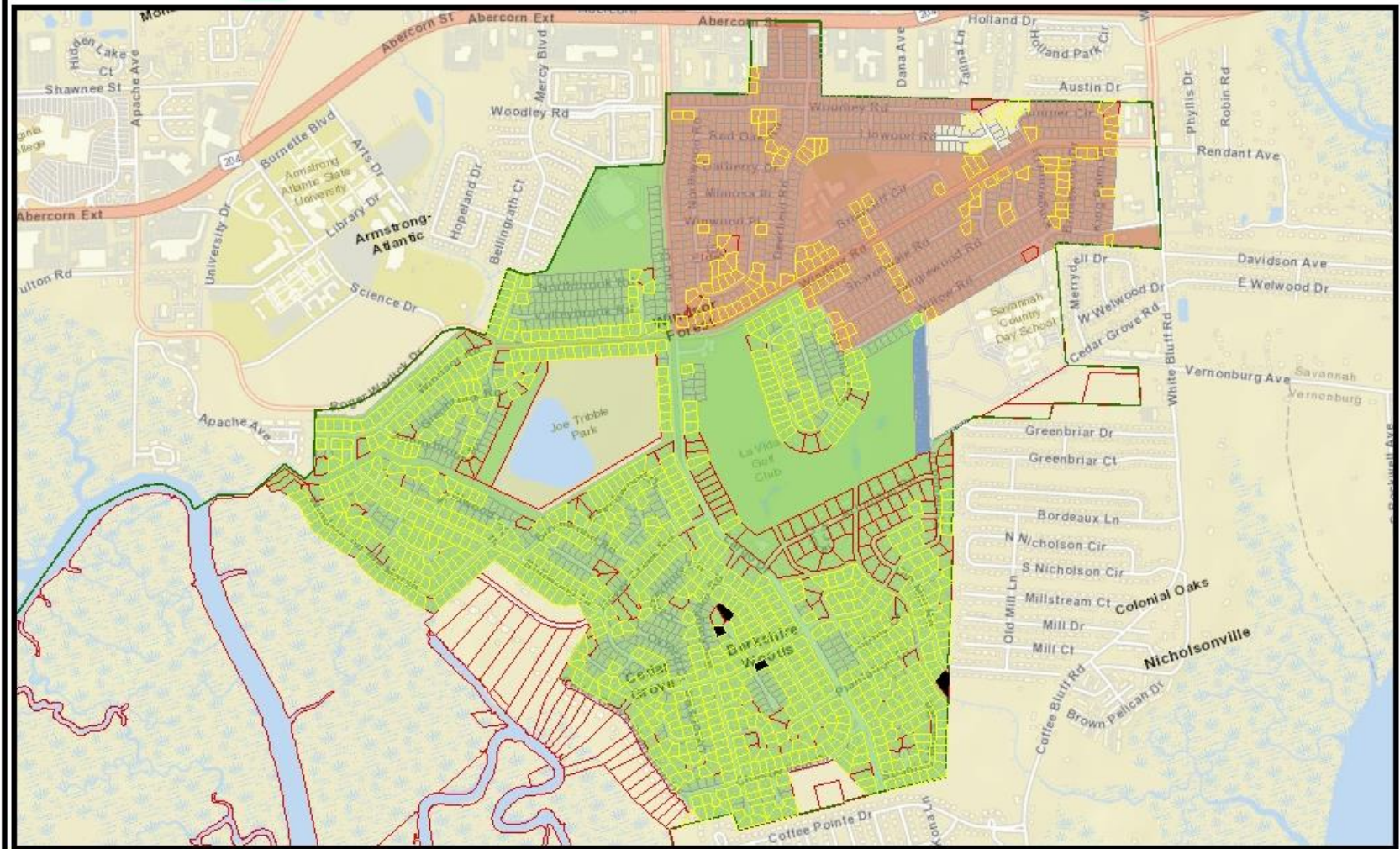
DISTRICT 5

- Total TR-1 Parcels: 1
- Total TR-3 Parcels: 871
- 3 lanes
- 7% of parcels meet the current TR-3 regulation



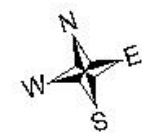
DISTRICT 6

- Total RSF-6 Parcels: 1,021
- Total RSF-10 Parcels: 2,007
- 83% of parcels meet the current RSF-6 regulation
- 9% meet the current RSF-10 regulation
 - Reducing the minimum lot area requirement from 200% to 150% increases by right construction of ADUs in the RSF-10 the zoning district



	RSF Parcels ≥ 12,000 SqFt (846)
	RSF Parcels ≥ 20,000 SqFt (188)
	RSF Parcels ≥ 12,000 SqFt, w/Accessory Building(s) (4)

	Neighborhood
Zoning	
	RSF-6
	RSF-10
	RTF



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DEVELOPMENT STANDARD	CURRENT STANDARD	PROPOSED REVISION
Parking	<ul style="list-style-type: none"> • Must be on the same lot on where the principal dwelling is located • When no lane, the parking space must be served by the same driveway as the principal dwelling 	<ul style="list-style-type: none"> • If located within ¼ mile of a public transit stop, no parking requirement shall be necessary
Architectural Style	<ul style="list-style-type: none"> • Be designed in a similar architectural style as the principal dwelling • If in an overlay district, the standards of the overlay district apply 	<ul style="list-style-type: none"> • No change
Water and Wastewater Services, Electrical Meter	<ul style="list-style-type: none"> • May share electrical and sewer service with the principal dwelling 	<ul style="list-style-type: none"> • No change

ISSUE	PROPOSED REVISION
ADUs	Create consistency by standardizing references to accessory dwelling units
Definitions	Clarify: <ul style="list-style-type: none">• Accessory Dwelling Unit• Building Footprint• Accessory Structure• Caretaker's Residential Unit

ADDITIONAL RECOMMENDATIONS

OTHER OPTIONS

- Explore property tax implications
- Explore low interest loan program if within ¼ mile of public transit stop and if rents are restricted to Fair Market Rent
- Provide examples of prototype ADUs (excludes overlay districts)
- Provide business classes for landlords available through City's Entrepreneurial Center



NEXT STEPS

- Convene virtual public meeting November 29
- Present to Planning Commission December 20
- Bring to City Council January 12
- Adopt revisions End of January

Questions/Comments?

planning@savannahga.gov

912-651-3108

