

LDC UPDATE
City Council Agenda Briefing

Accessory Dwelling Units

February 4, 2019

This morning's discussion:

- 1. The Affordable Housing Crisis**
- 2. The Promise of ADU's**
- 3. ADU's in Wilmington**
- 4. Issues to Address**

1. Wilmington's Affordable Housing Crisis

What is affordable housing?

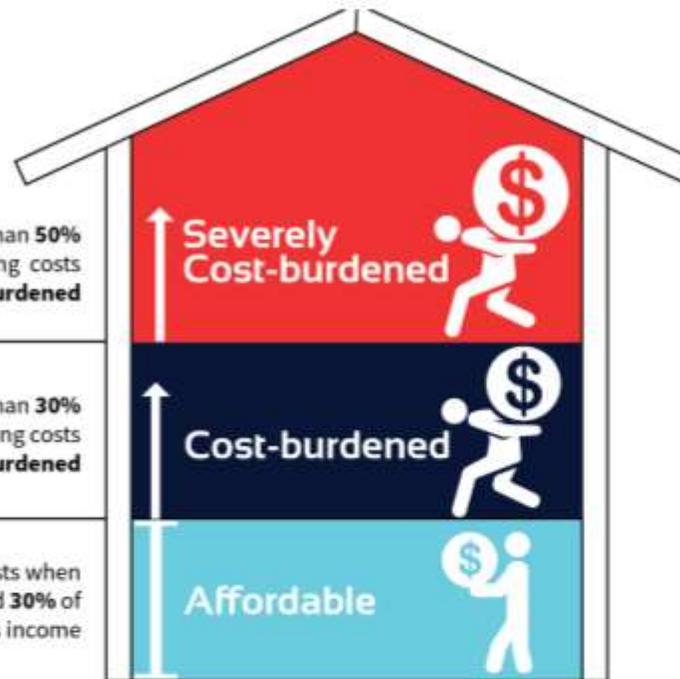
example:

\$40,000 Household Income

x 30%

\$12,000 = \$1,000/mo. inc. utilities

- > 50%** Households paying more than 50% of their income on housing costs are **severely cost-burdened**
- > 30%** Households paying more than 30% of their income on housing costs are considered **cost-burdened**
- < 30%** **Affordable housing** exists when housing costs do not exceed 30% of a household's total gross income



Also referred to as **“workforce housing”** in order to emphasize the vast group of people it affects and differentiate it from public housing, **affordable housing exists when housing costs do not exceed 30 percent of a household's total gross income.**

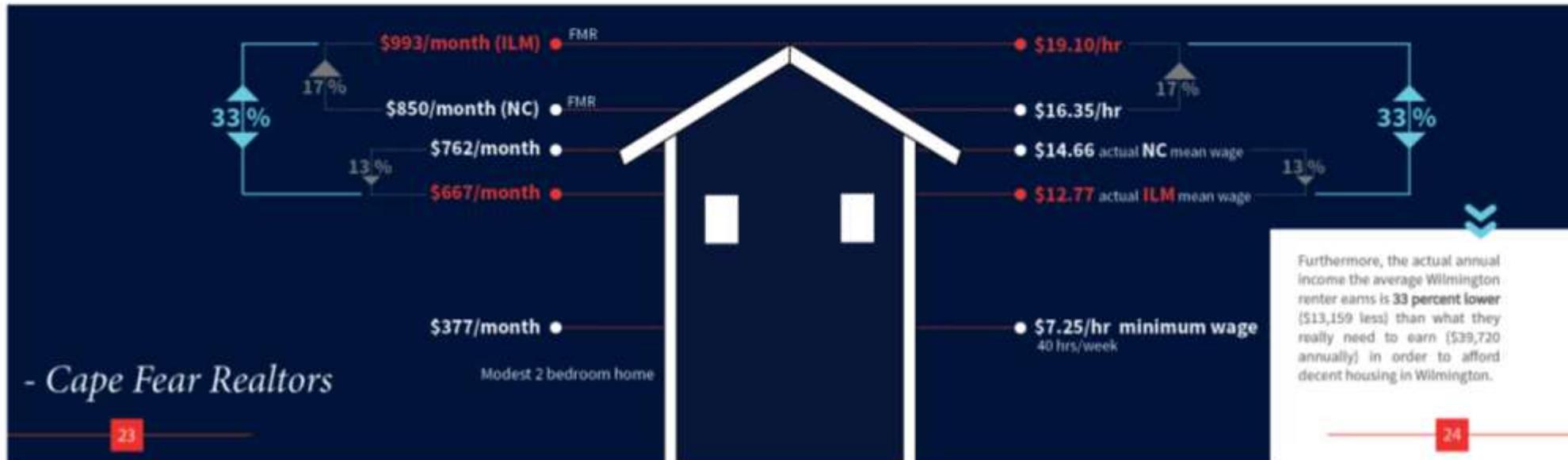
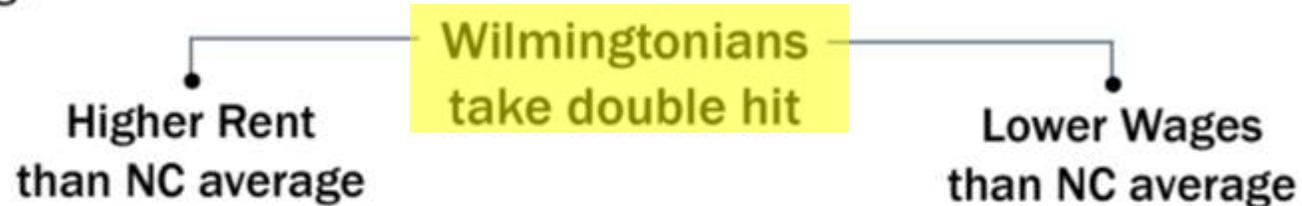


- Cape Fear Realtors

Wilmington has higher rents and lower wages than State averages.

Living Wage:

A living wage is the minimum income necessary for a worker to meet their basic needs, such as housing, transportation, food, healthcare, and clothing.



Housing costs that don't include the costs of transportation aren't telling the whole story.

“Areas with affordable housing just outside the city, like Castle Hayne, Leland/Navassa, and Murrayville/North Chase/King’s Grant have very limited [public transportation] service. As a result of the limitations of public transportation and the distance between areas with relatively affordable housing and areas with employment opportunities, Wilmington has a growing traffic problem,” Spain said. *- Steve Spain, executive director of Cape Fear Habitat for Humanity*



- Cape Fear Realtors

Housing choices in Wilmington are mostly polarized at the extremes of single family homes or large apartment complexes.

Choices = Opportunity



Single Family Home



Mid-Rise Apartment

The amount of funding is small compared to the size of the problem and need.



...and there is often a lot of red tape involved.

2. The Promise of Accessory Housing Units (ADU's)

STRONG TOWNS

Bethesda MAGAZINE

How One Colorado City Instantly Created Affordable Housing

ANTHONY FLINT MAY 17, 2016

asheville CITY SOURCE

Bethesda BEAT · 2019 · Council Looking to Remove Red Tape for Accessory Dwelling

NAVIGATION

IF YOU'RE IN DC Kit

REAL ESTATE - RESIDENTIAL

Charleston company launches 'House in a Box' concept



Ashley Heffernan

PRINT STORY

Council votes to change regulations for accessory units (ADUs)

Weather

30 January 2019

OWNERS HOLD SESSION ON ACCESSORY DWELLING UNIT ALLOWANCE PROPOSAL

Posted Monday, January 21, 2019 6:00 pm



in DC?



What are some common names for ADU's?

- Granny flats
- MED Cottages/Granny pods
- Garage Apartments (Carriage Houses)
- Mother-in-law suites
- Crofters
- Backyard Cottages
- FROGs (if equipped with kitchen and bathroom)

Watch:

https://www.youtube.com/watch?v=8WeMiGza_7c

The many advantages of ADU's...

- No land cost (highest cost differential among counties in SENC)
- For the renter, lower rent
- For the owner, income to offset the mortgage
- Graceful density--no big intrusive projects, and no big traffic
- Avoids fierce neighborhood resistance to big projects
- Disperses rather than concentrates affordable housing
- Promotes economically diverse neighborhoods
- Allows for intergenerational support and aging in place
- Less expensive than assisted living
- No public tax dollars or subsidies needed
- Adds to tax base and the efficient use of land
- Uses existing infrastructure—water, sewer, streets, sidewalks, fire stations, etc.
- A proven way to provide affordable housing going back generations
- Adds pedestrians to sidewalks and customers to local businesses
- Looks, operates, and feels like a single family neighborhood

Which of the following are known solutions to the affordable housing crisis?

- A) Reduce housing development costs**
- B) Incentivize private investment**
- C) Restore housing options/diversity**
- D) Reduce transportation costs**
- E) Increase income/reduce expenses for housing**

Answer: All of the above

Which of these solutions
are addressed by **accessory housing**?

- A) Reduce housing development costs
- B) Incentivize private investment
- C) Restore housing options/diversity
- D) Reduce transportation costs
- E) Increase income/reduce expenses for housing

Answer: All of the above

3. ADU's in Wilmington

What does the Comprehensive Plan say about accessory housing?



3 Housing

- 3.1 Diversity of Housing Options
- 3.2 Affordability
- 3.3 Special Needs Housing
- 3.4 Fair Housing, Universal Design, and Aging in Place

Robert R. Taylor Senior Homes - 2013

Image (opposite) of Taylor Estates, a 192-unit affordable housing development in the Northside neighborhood.

Source: City of Wilmington



“Modern life demands, and is waiting for, a new kind of plan, both for the house and the city.”

— Le Corbusier

Policies

3.1 Diversity of Housing Options

3.1.2

Dispersal and production of affordable and workforce housing units, housing with universal design elements, and senior housing units should be promoted throughout all areas of the city.

3.2.3

Scattered-site rental housing units on infill lots should be utilized where appropriate and where design is compatible with the neighborhood scale and context.

3.1.4

Zoning policies should provide opportunity and incentives for developers to build a variety of housing types, from single-family to multifamily, including accessory dwelling units, at a range of price points.

3.2.4

The construction of accessory dwelling units such as garage apartments, “granny flats, “mother-in-law suites,” should be allowed to provide housing options in areas with existing infrastructure and access to goods and services.

What are the City's current requirements for ADU's?

If **ATTACHED** to the home:

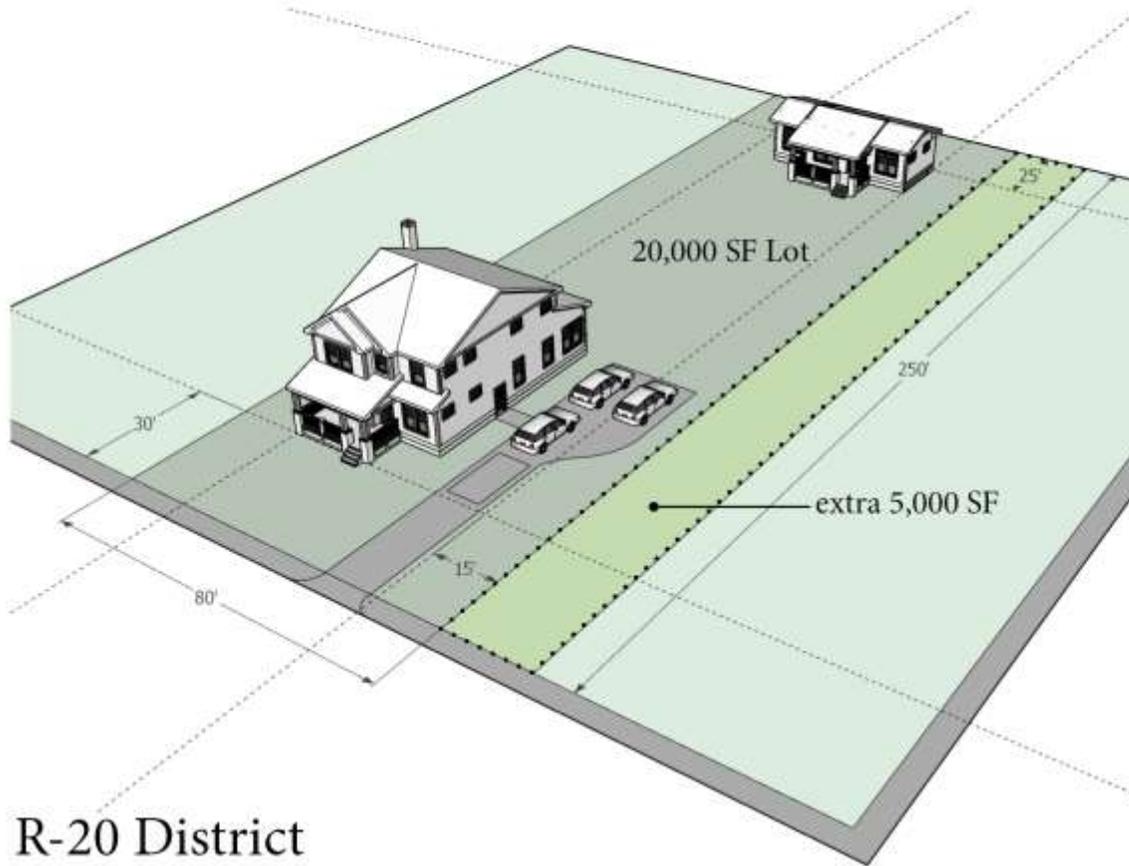
- allowed in R-7 through R-20 districts
- 2 extra parking spaces
- one ADU per lot
- entrance screened from street
- changes not visible from street
- approved site plan
- min 200 sq. ft.
- max 35% of home or 800 sq ft (the lesser of)

What are the City's current requirements for ADU's?

If **DETACHED** from the home:

- Allowed with SF homes in all residential districts
- Lots must be 50% or 5,000 sq ft bigger (the lesser of)
- Not larger than 35% of home or 1,200 sq. ft.
- 2 extra parking spaces
- Located behind rear façade of home
- **Setbacks** vary from 5' to 15 feet'
- one ADU per lot
- Not taller than the home or 35' (the lesser of)
- Allowed over garage up to 800 sq. ft.

Accessory Apartments in Residential Zone Districts



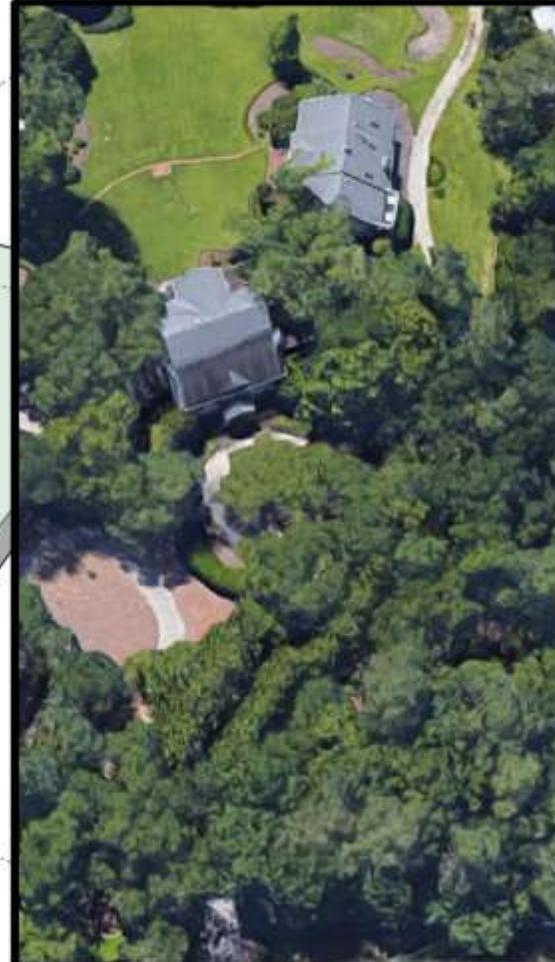
R-20 District

Development Regulations

Min. Lot Size	20,000 SF	Front Setback	30'
Min. Frontage	80'	Side Setback	15'
Parking	1 space	Rear Setback	25' (15' min.)

ex. Principal Structure 2,500 SF, Accessory 800 SF

Example



Quail Run Road

Accessory Apartments in Residential Zone Districts



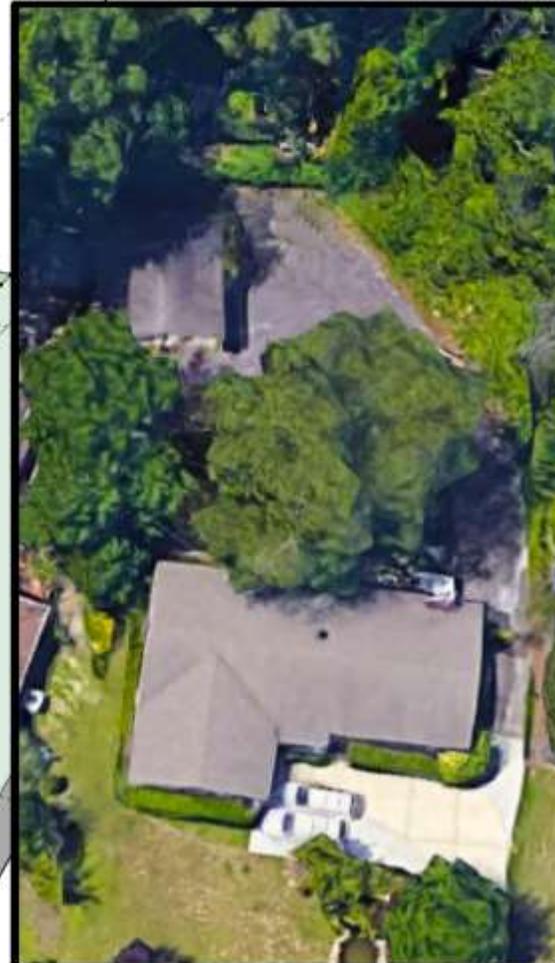
R-15 District

Development Regulations

Min. Lot Size	15,000 SF	Front Setback	30'
Min. Frontage	80'	Side Setback	10'
Parking	1 space	Rear Setback	25' (15' min.)

ex. Principal Structure 2,500 SF, Accessory 800 SF

Example



Patricia Drive

Accessory Apartments in Residential Zone Districts



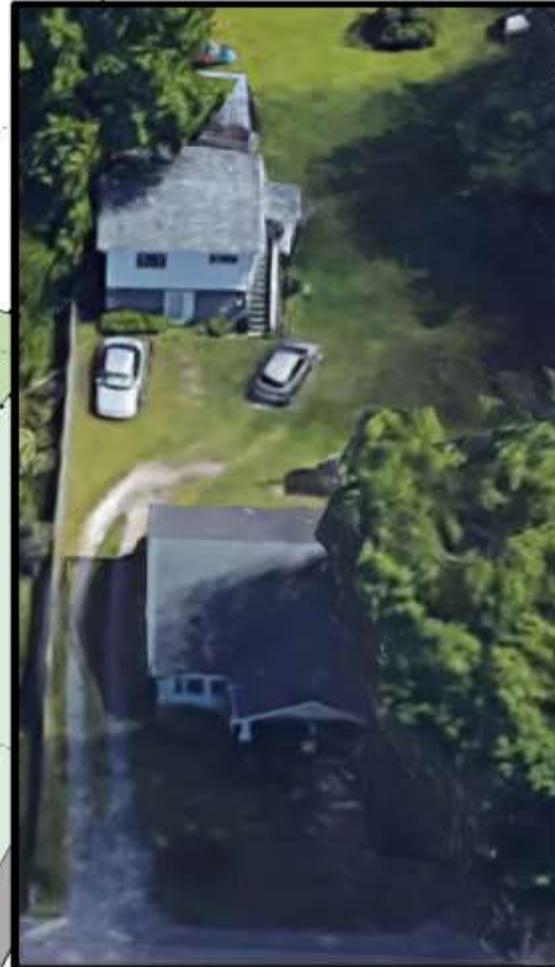
R-10 District

Development Regulations

Min. Lot Size	10,000 SF	Front Setback	30'
Min. Frontage	70'	Side Setback	10'
Parking	1 space	Rear Setback	25' (15' min.)

ex. Principal Structure 2,500 SF, Accessory 800 SF

Example



Maple Avenue

Accessory Apartments in Residential Zone Districts



R-7 District

Development Regulations

Min. Lot Size	7,000 SF	Front Setback	30'
Min. Frontage	50'	Side Setback	8'-6"
Parking	1 space	Rear Setback	20' (15' min.)

ex. Principal Structure 1,600 SF, Accessory 600 SF

Example



Keaton Avenue

Accessory Apartments in Residential Zone Districts



R-5 District

Development Regulations

Min. Lot Size	5,000 SF	Front Setback	20'
Min. Frontage	50'	Side Setback	7'
Parking	1 space	Rear Setback	15'

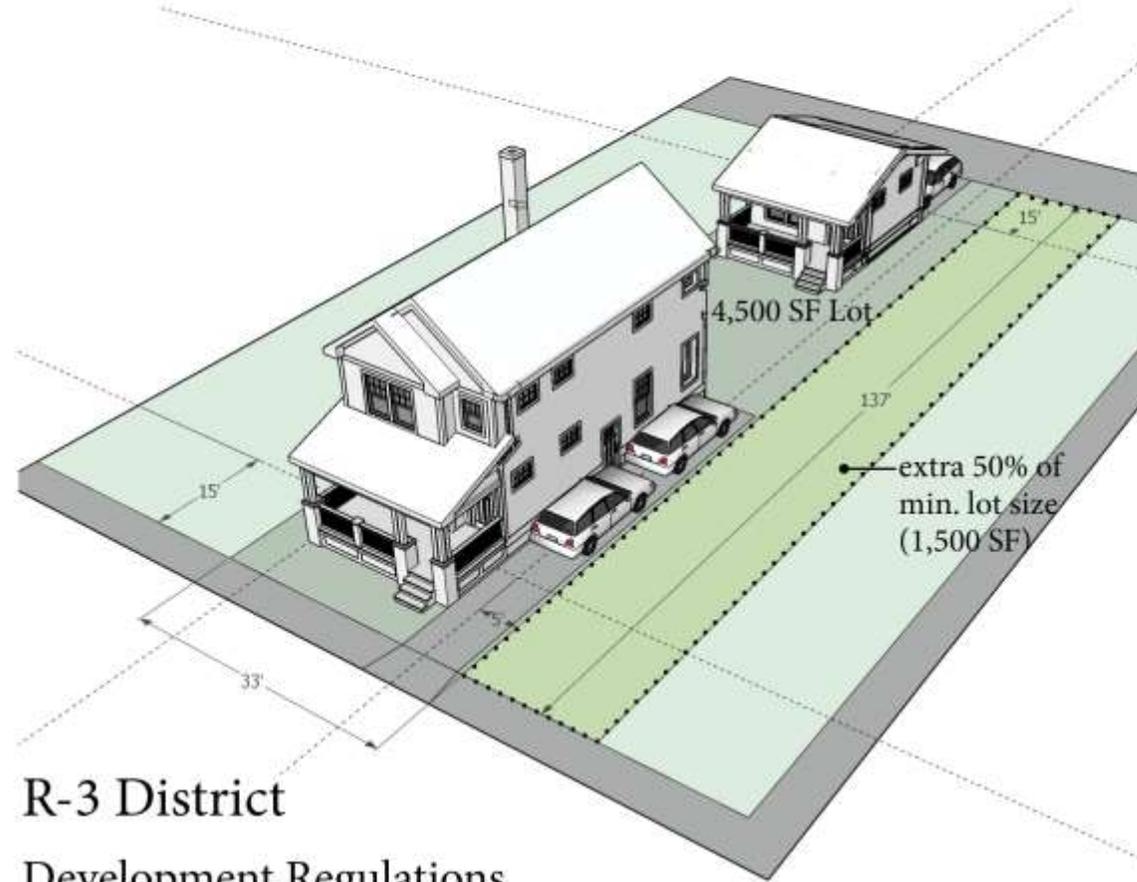
ex. Principal Structure 1,600 SF, Accessory 400 SF

Example



Orange Street

Accessory Apartments in Residential Zone Districts



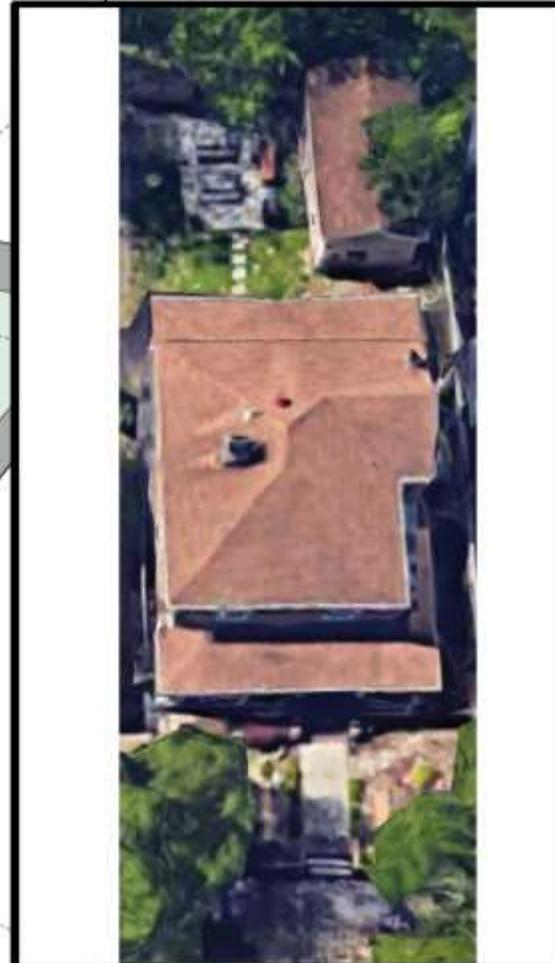
R-3 District

Development Regulations

Min. Lot Size	4,500 SF	Front Setback	15'
Min. Frontage	33'	Side Setback	5'
Parking	1 space	Rear Setback	15'

ex. Principal Structure 1,600 SF, Accessory 400 SF

Example



Orange Street

Requirements under consideration

If ATTACHED to the home:

- allowed in R-7 through R-20 districts*
- 2 extra parking spaces*
- one ADU per lot
- entrance screened from street
- changes not visible from street
- approved site plan
- min 200 sq. ft.
- max 35% of home or 800 sq ft*

*up for change

Requirements under consideration

If ATTACHED to the home:

- Allowed with SF homes in all residential districts
- One extra parking space
- one ADU per lot
- entrance screened from street
- changes not visible from street
- approved site plan
- min 200 sq. ft.
- max 50% of home or 800 sq ft.

Requirements Under Consideration

If **DETACHED** from the home:

- Allowed with SF homes in all residential districts
- Lots must be 50% or 5,000 sq ft bigger (the lesser)*
- Not larger than 35% of home or 1,200 sq. ft.
- 2 extra off-street parking spaces*
- Located behind rear façade of home
- Setbacks vary from 5' to 15 feet'
- one ADU per lot
- Not taller than the home or 35' (the lesser of)
- Allowed over garage up to 800 sq. ft.

*up for change

Requirements Under Consideration

If **DETACHED** from the home:

- Allowed with SF homes in all residential districts
- Minimum lot size as per the zoning district.
- Not larger than 35% of home or 1,200 sq. ft.
- One extra parking space
- Located behind rear façade of home
- Setbacks vary from 5' to 15 feet'
- one ADU per lot
- Not taller than the home or 35' (the lesser of)
- Allowed over garage up to 800 sq. ft.

4. Issues to address going forward:

- Housing near the college
- Short-term lodging concerns
- Cultural acceptance

Housing Near the College

We will need to determine whether we wish to place greater restrictions on ADU's in the College Acres area, for example.

Short-term Lodging Concerns

We will need to examine our STL regulations to ensure that accessory housing units do not create unintended consequences.

Cultural Acceptance

“The acceptance of accessory housing is a cultural issue-- not a physical development problem. We have plenty of room in our cities if we just look.”

--City Planning blog

Is cultural change afoot?

- **Baby Boomers**

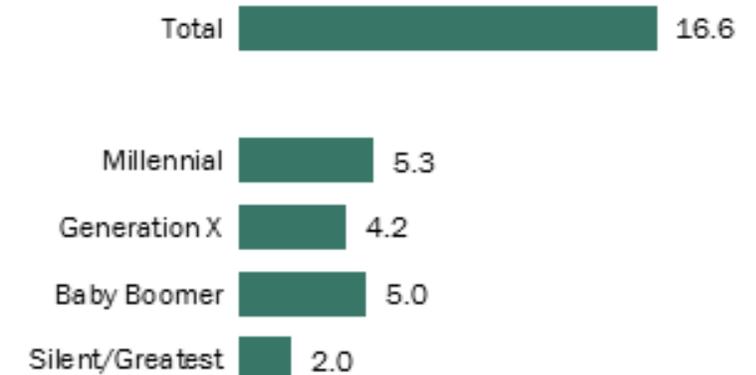
“We cannot afford to warehouse an entire generation. We need affordable alternatives to assisted living, to allow our elders to age in place as long as possible.”

- **Millenials**

” There are more households headed by a Millenial in poverty than any other generation. Many Millenials continue to buck interest in traditional single family homes. Those that might be interested don’t have the money.”

More households headed by a Millennial are in poverty than other generations

U.S. households in poverty, in millions (2016)



Note: Households are categorized on the basis of the characteristics of the head of household. There are a relatively small number of households headed by a person younger than 18 that are not shown but are included in the total.

Source: Pew Research Center analysis of 2016 Current Population Survey Annual Social and Economic Supplement (IPUMS).

PEW RESEARCH CENTER

Neighborhood
Character before
ADUs



Neighborhood
Character before
ADUs



Neighborhood
Character after
ADUs



**A study in
neighborhood
change.**

“The disturbance caused by change is proportionate to perceived change, not actual change.”

--James Bright

“It is not the strongest or the most intelligent who will survive but those who can best manage change.”

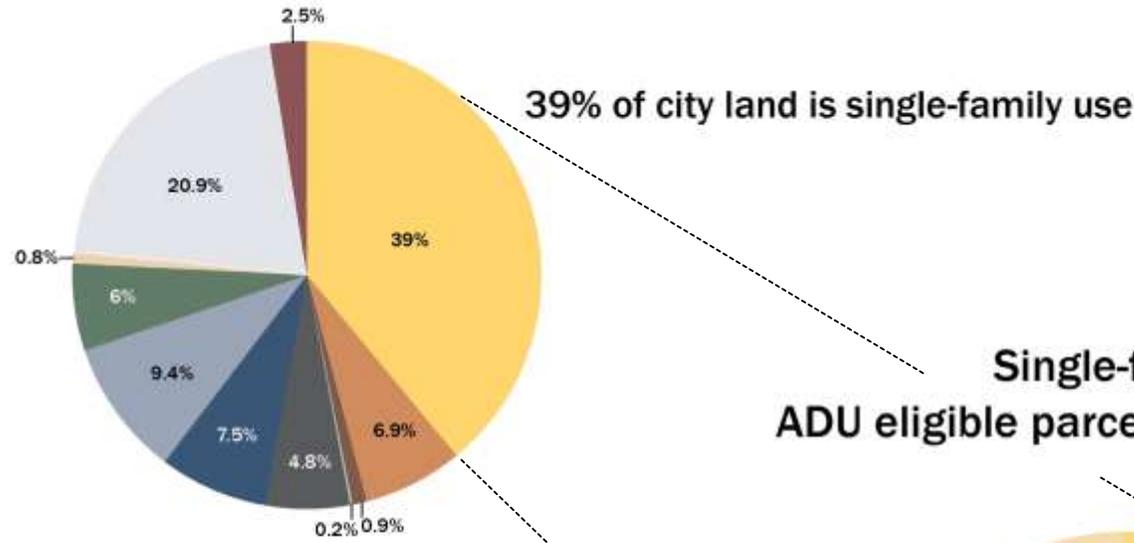
--Charles Darwin

Further Discussion

Upcoming Policy Briefings (Tentative)

- Street Frontages (1-22-19)
- Accessory Dwellings (today)
- Parking
- Mixed Use Districts
- Trees/Landscaping
- Form Based Code
- UMX District Improvements
- Multi Family Districts
- Redevelopment Incentives
- Change in Use Provisions
- Crime Prevention Through Environmental Design

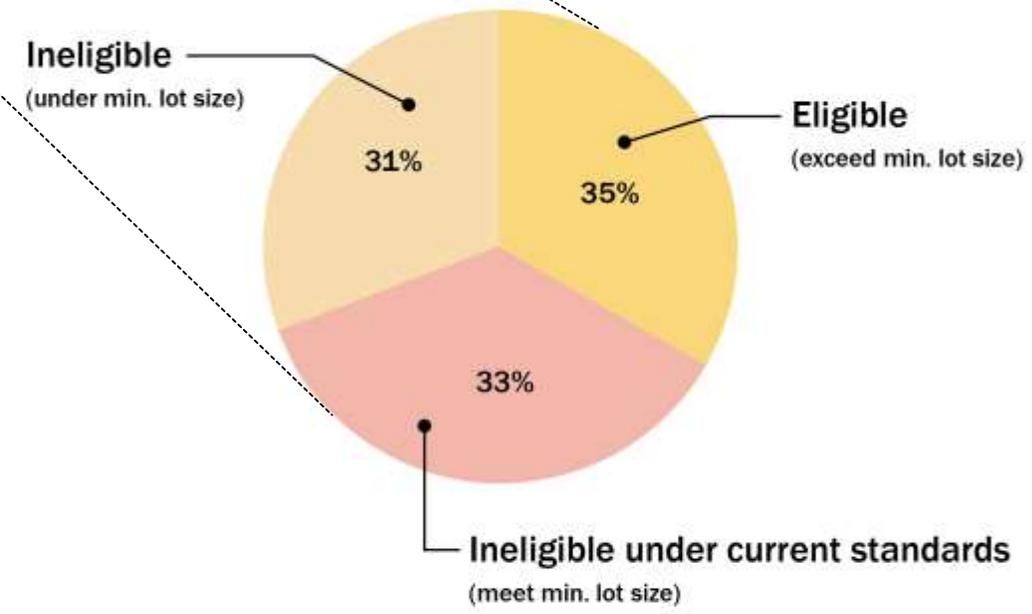
Diversity of Housing Options



Current Land Use			
Land Use	Acres	Parcels	% of Total Acreage*
Single-family	11,130	31,308	39%
Vacant**	5,959	3,098	20.9%
Office and Institutional	2,694	1,326	9.4%
Commercial	2,148	1,555	7.5%
Multi-family	1,969	786	6.9%
Parks and Recreation	1,714	72	6%
Industrial	1,377	142	4.8%
Mixed-use	726	1,066	2.5%
Mobile Home	268	222	0.9%
Utilities	260	112	0.9%
Cemetery	228	21	0.8%
Agriculture	70	5	0.2%

* Excluding public rights-of-way and water
 ** Includes potential wetlands and floodplain

Single-family ADU eligible parcels by percentage



Current Code Provisions for Accessory Apartments

Accessory Apartments, Sec. 18-247, 248.

Current Standards to Remain

1. Allowed in all Residential zones, Multi-Family zones, and Historic Residential and Mixed Use
2. The entire structure shall not exceed thirty-five (35) percent of the single-family dwelling or one thousand two hundred (1,200) square feet, whichever is less;
3. Side and rear setbacks shall be fifteen (15) feet, or the respective minimum side and rear setback of a principal structure in the zoning district in which the property is located, whichever is less. In no case shall the side or rear setback be less than five (5) feet.
4. The detached accessory apartment shall be located completely behind the plane of the rear facade of the principal structure.
5. Only one (1) accessory apartment, whether attached or detached, shall be permitted per lot;
6. Accessory apartments may be constructed over existing detached garages provided the garage meets the accessory building regulations and the living space of the apartment does not exceed eight hundred (800) square feet;
7. In the multiple-family districts (MF-L, MF-M and MF-H) accessory apartments shall only be allowed when constructed in connection with any single-family detached development which is allowed within the district.

Specific to **Attached Accessory Apartments:**

1. The attached accessory apartment shall have a separate entrance screened from the public right-of-way;
2. There shall be no exterior changes to the principal structure noticeable from the public right-of-way;
3. A site plan shall be submitted for approval to the city manager; and
4. The accessory unit shall be a minimum of two hundred (200) square feet and a maximum of thirty-five (35) percent of the gross floor area of the principal structure in size or eight hundred (800) square feet, whichever is less.

Current Standards Proposed to Change

1. Lots must exceed the minimum lot area of the applicable zoning district by at least fifty (50) percent, or five thousand (5,000) square feet, whichever is less;
2. Two (2) additional off-street parking spaces shall be required
3. Attached accessory apartments only allowed in in the R-7, R-10, R-15, R-20, and PD Districts

Proposed Standards to Add

1. Accessory apartments shall not exceed a height limit of eighteen (18) feet, unless constructed over a garage.
No accessory apartment shall exceed the height of the principal structure.
2. Attached accessory apartments are allowed in all Residential zones.



“The only thing we have to fear, is fear itself.”
--Franklin Delano Roosevelt

***“Those who expect moments of change to be comfortable
and free of conflict have not learned their history.”***
--Joan Wallach Scott

What are the Solutions?

- A) Higher wages
- B) Better transit options
- C) Public and Private Finance
- D)

