

2023 ADU Zoning Text Amendment - CITYWIDE -

PLN2023-00218



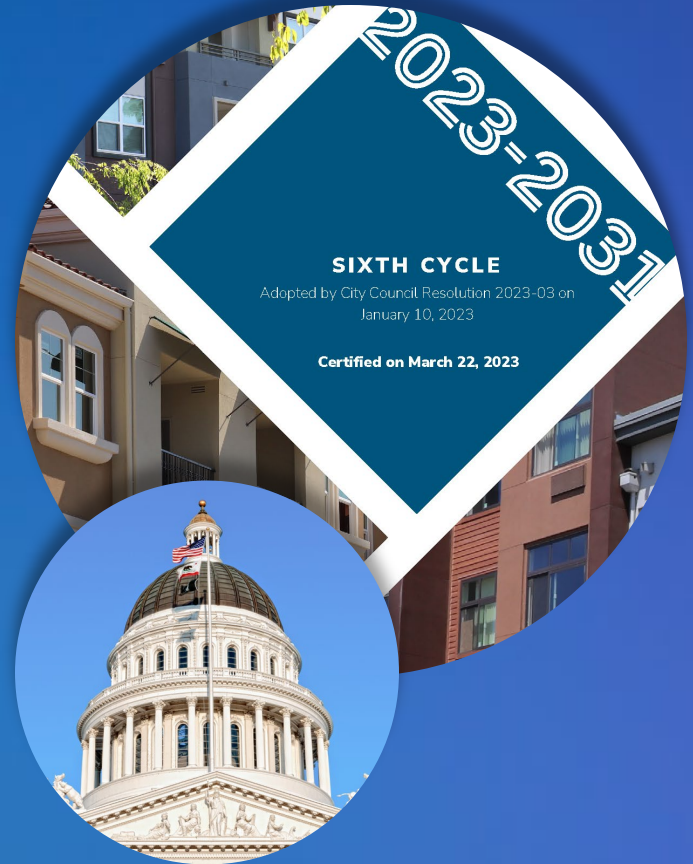
TASK

- Consider proposed amendments to Fremont Municipal Code:
 - Title 9 (Public Peace, Morals, and Welfare); and
 - Title 18 (Zoning and Planning)

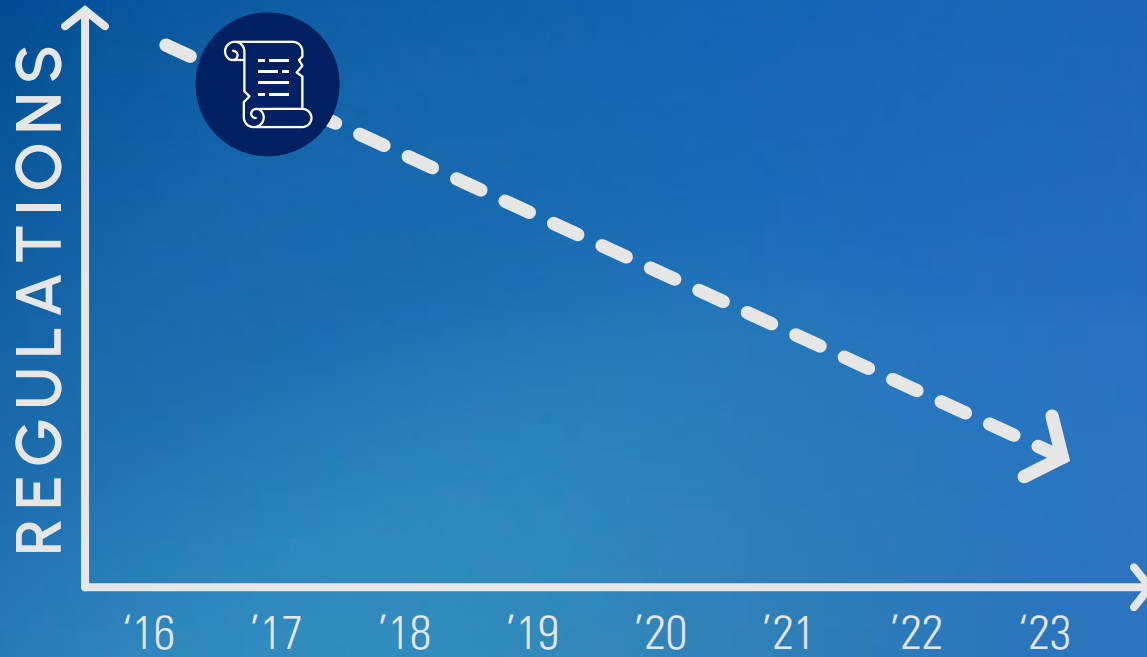


BACKGROUND

- Housing Element – Program 31
 - Amend regulations to facilitate production of ADUs
- State Legislature
 - Intent to address barriers, streamline approval, and expand potential capacity for ADUs



TRENDS



ADU
PRODUCTION

APPROACH



Government Code



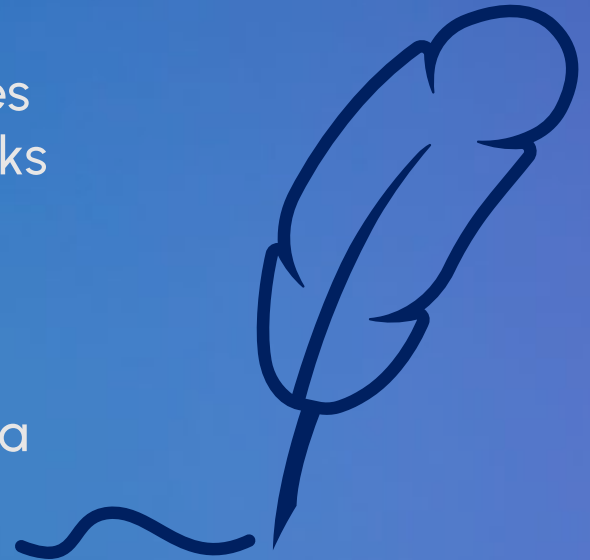
HCD – Review Letters



HCD – ADU Handbook

NEW LAWS

- **AB 2221**
 - Adds front setbacks to the list of objective development standards that local agencies are precluded from imposing if the setbacks would prevent certain ADUs
- **SB 897**
 - Increase in the minimum height limits that a local agency may impose on ADUs



AMENDMENTS



Clarification/Correction








Minor Change



Major Change

	FMC Reference	Topic	Description
	FMC §9.60.050	Rent Review Program	Eliminate incorrect reference to JADU definition.
	FMC §18.25.960	Single Family Dwelling	Update definition for clarification.
	FMC §18.25.983	ADUs	Update definition to better reflect state law and HCD's comment letters.
	FMC §18.25.986	JADUs	Update definition to better reflect state law and HCD's comment letters.
	FMC Table 18.90.080	Permitted Uses in Residential Zoning Districts	Replace "Standard accessory dwelling units" with "Accessory dwelling units" and alphabetize Table 18.90.080 accordingly.
	FMC Table 18.183.030	Required Parking Spaces	Clarify ADU parking requirements.
	FMC §18.183.175	Tandem Parking	Remove reference to ADUs.
	FMC §18.190.005	ADU Regulations	Rescind and replace.

KEY STANDARDS

	ADU	JADU
 <i>Location:</i>	Any residential district	Single-family residential zones
 <i>Size – Max (sf):</i>	Attached: 1000 Conversion: N/A Detached: 1200	500
 <i>Setbacks (ft):</i>	Side and rear: 4 Front: Varies	As required for main home
 <i>Height (ft):</i>	16 – 30	As required for main home
 <i>Parking (# of spaces):</i>	0	N/A

RECOMMENDATION

- Find the amendments exempt from CEQA; consistent with General Plan; and that they further public interest, convenience, and general welfare
- Introduce an ordinance approving amendments to FMC Titles 9 and 18



NEXT STEPS

**CITY
COUNCIL**
(Second Reading)



HCD

QUESTIONS

