

4B. REMOVING REGULATORY BARRIERS

ADUs and JADUs can provide a valuable source of workforce housing in Ross because their smaller size makes them “affordable by design.” Town design and development regulations help ensure that new ADUs respect and enhance local community character; however, a focus group conducted with architects who have designed and built ADUs in Ross identified some local regulations that may deter homeowners from building an ADU.



Detached and Attached ADUs

JADUs

Would you support making the following changes to local regulations to help promote ADU production in Ross?

Issue	Solution		Support	Don't Support
Height				
The Ross Town Code permits construction of an ADU up to 16 feet in height “by right” without discretionary review; however, in low lying areas of Ross, it is often necessary to raise the base elevation of the site in order to comply with flood regulations. This means that ADU construction in the flood plain often requires a variance and a discretionary hearing, which adds time, cost and complexity to the process.	Amending the Code to clarify that the height limit is to be measured from the existing or finished grade, inclusive of any grading necessary for compliance with flood regulations, would remove this potential barrier to ADU construction.			
Access				
The Ross Town Code requires (18.42.075(a)(2)) that ADU/JADUs have external access (ex: a walkway) from the main home on the site, but the Code is silent about internal access (ie: connections) to the main home.	Revising the Code to clearly permitting internal access between the ADU/JADU and the main home may incentivize some homeowners, particularly those with home health workers or relatives who would live in the ADU.			
Setback Limitations				
The Ross Town Code permits construction of an ADU within established setback areas; however, the Code (section 18.40.090) requires that all yard areas be free of out buildings or other structures. This may preclude constructing a patio for an ADU or locating HVAC systems or pumps for the ADU adjacent to it.	Amending the Code to clearly allow mechanical systems and ground-level outdoor space for ADUs in rear or side setbacks, subject to performance standards, such as requirements to limit and control noise and screening for privacy and visibility.			

