

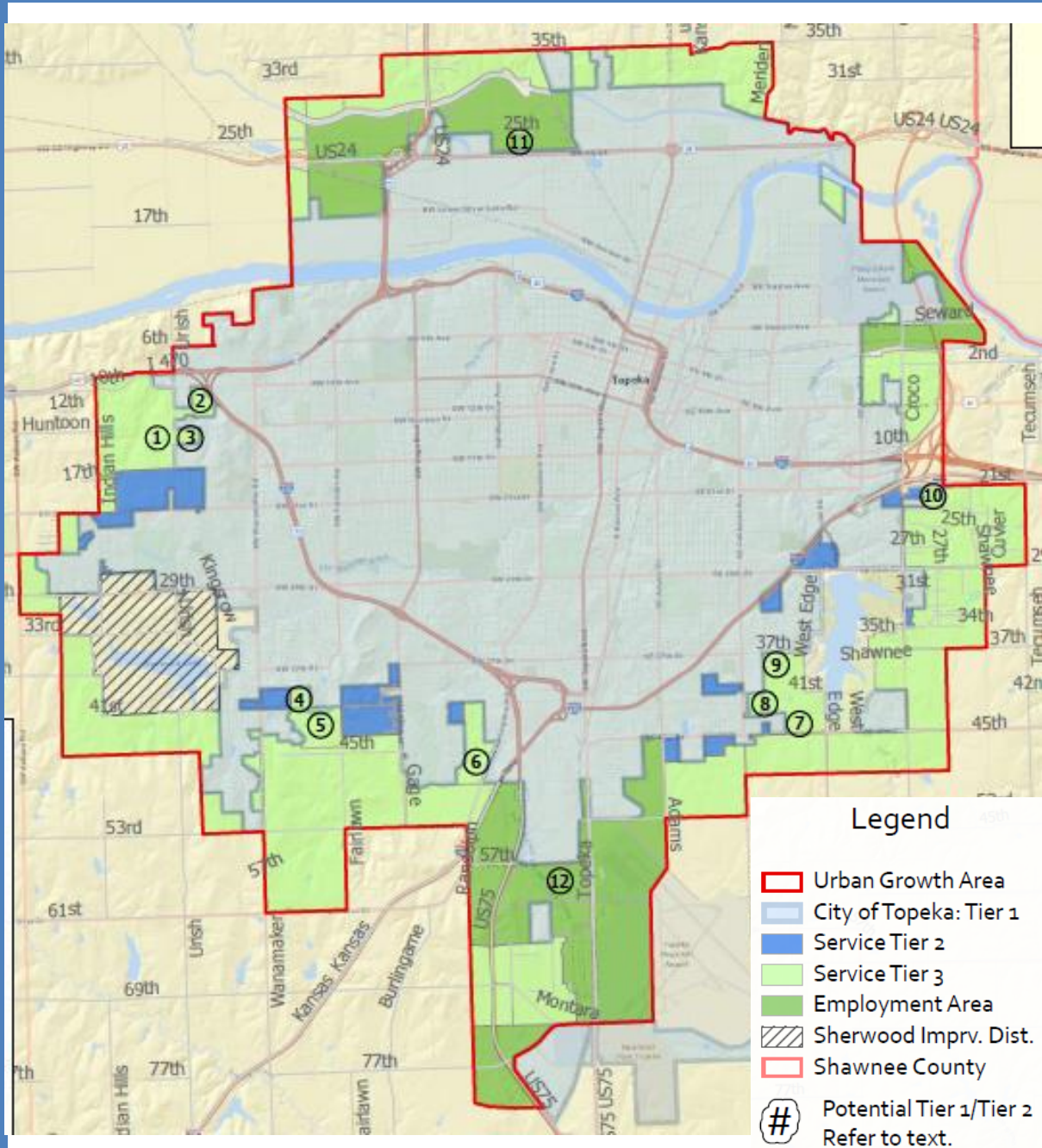


ACCESSORY DWELLING UNITS

CODE AMENDMENTS

Topeka Planning Commission

May 20, 2024



- Legend**
- Urban Growth Area
 - City of Topeka: Tier 1
 - Service Tier 2
 - Service Tier 3
 - Employment Area
 - Sherwood Imprv. Dist.
 - Shawnee County
 - # Potential Tier 1/Tier 2
Refer to text.



TOPEKA CITYWIDE HOUSING MARKET STUDY AND STRATEGY

PREPARED FOR
CITY OF TOPEKA

JULY 2020

DEVELOPMENT STRATEGIES[®]

Defining “Missing Middle”

- Smaller attached housing - ADUs, duplexes, quads, townhomes, small multi-family (<20)
- Compatible with single-family neighborhoods in form and scale
- “Missing” = these types are not often found in our market
- “Middle” = they are in-between single-family detached and mid/high-rise options

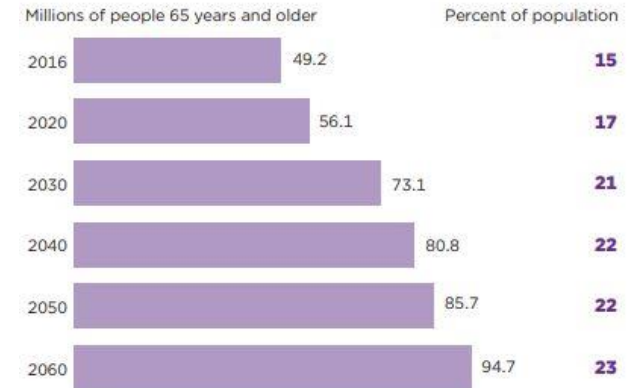


Why address “Missing Middle”?

- Marketability and affordability
- Single Family-zoned neighborhoods are mismatched to provide lifecycle/aging-in-place choices across spectrum of affordability and demographics
 - >60 yrs only cohort to increase last decade in SNCO and will only grow
 - 25-34 yrs did not grow in SNCO since 2010 vs. 12% nationally
 - Young people growth halts/declines in future everywhere
 - Only way to grow beyond 2020 => in/out migration (non-natural)
 - Workforce and Affordable housing will be critical to meet future demands (Topeka Housing Study)
 - 53% of future job growth pays <\$35k
 - 45% of new jobs requiring high school diploma pay\$35-\$75

Projections of the Older Adult Population: 2020 to 2060

By 2060, nearly one in four Americans is projected to be an older adult.



Source: U.S. Census Bureau, 2017 National Population Projections.

Other Benefits of “Missing Middle”

- Adds supply of naturally occurring affordable housing (NOAH) by design
 - Smaller units, lower land/building costs per unit, less parking
 - Supplemental income from a 2nd unit
- Increases pool of local “developers and properties”
- Growth at a neighborhood form/scale (low-rise, “hidden density”)



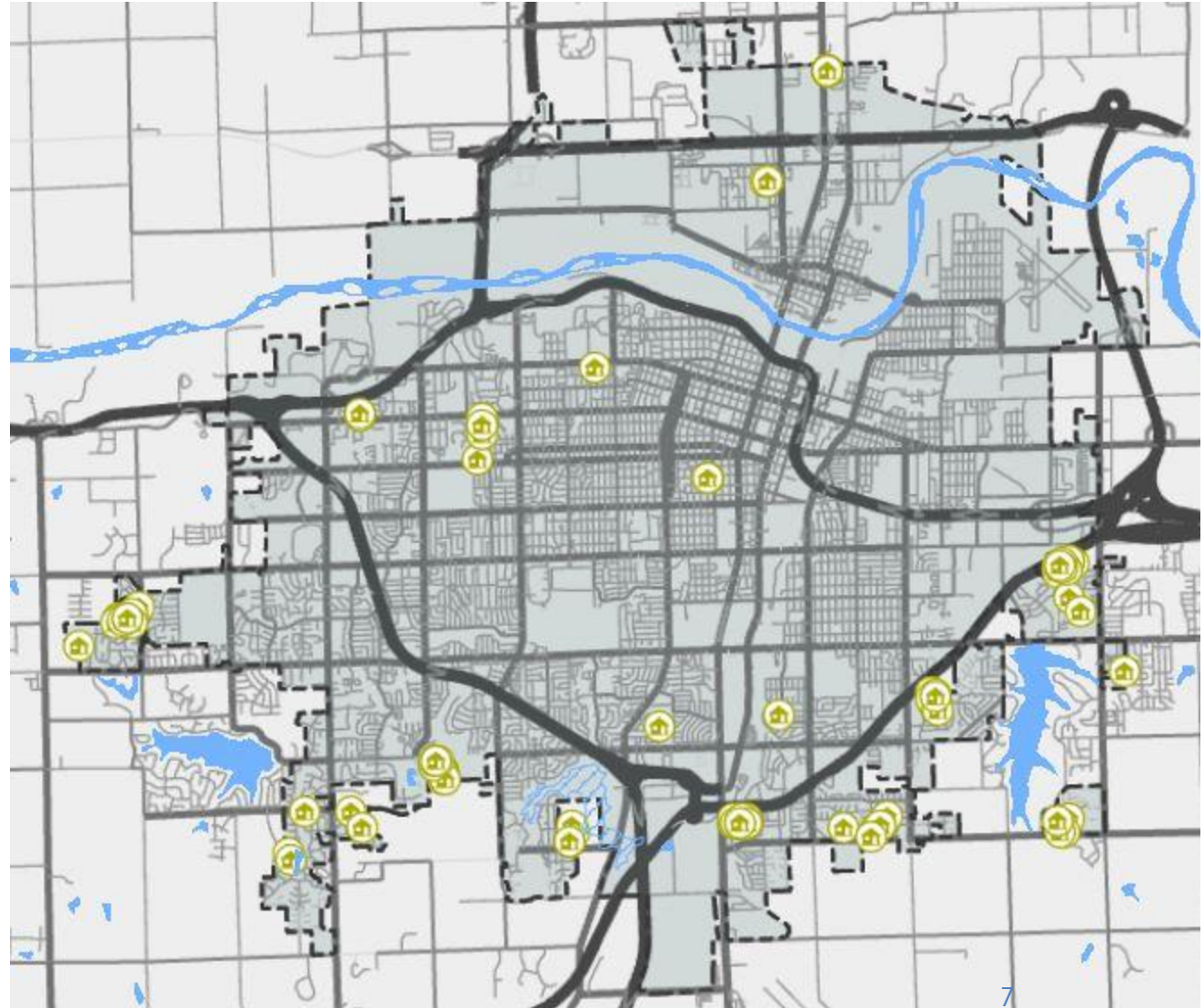
Housing Trends

Nationally, housing size has continued to grow...

- 1960's median square footage of a new SF home was 1,500 sq. ft.
- 2009 median square footage of a new SF home was 2,200 sq. ft.
- 1/3 of American households are made up of a single individual
- Up to 85% of households will not include children by 2025

Topeka Permit Information - 2021

- New Single-Family Permits
 - Average Valuation - \$240,725
 - Average Square Footage – 2,139
- New Duplex Permits
 - Average Valuation - \$100,780 per unit
 - Average Square Footage – 1,470 per unit
- New Other Missing Middle Permits
 - Average Valuation - \$100,000 per unit
 - Average Square Footage – 850 per unit



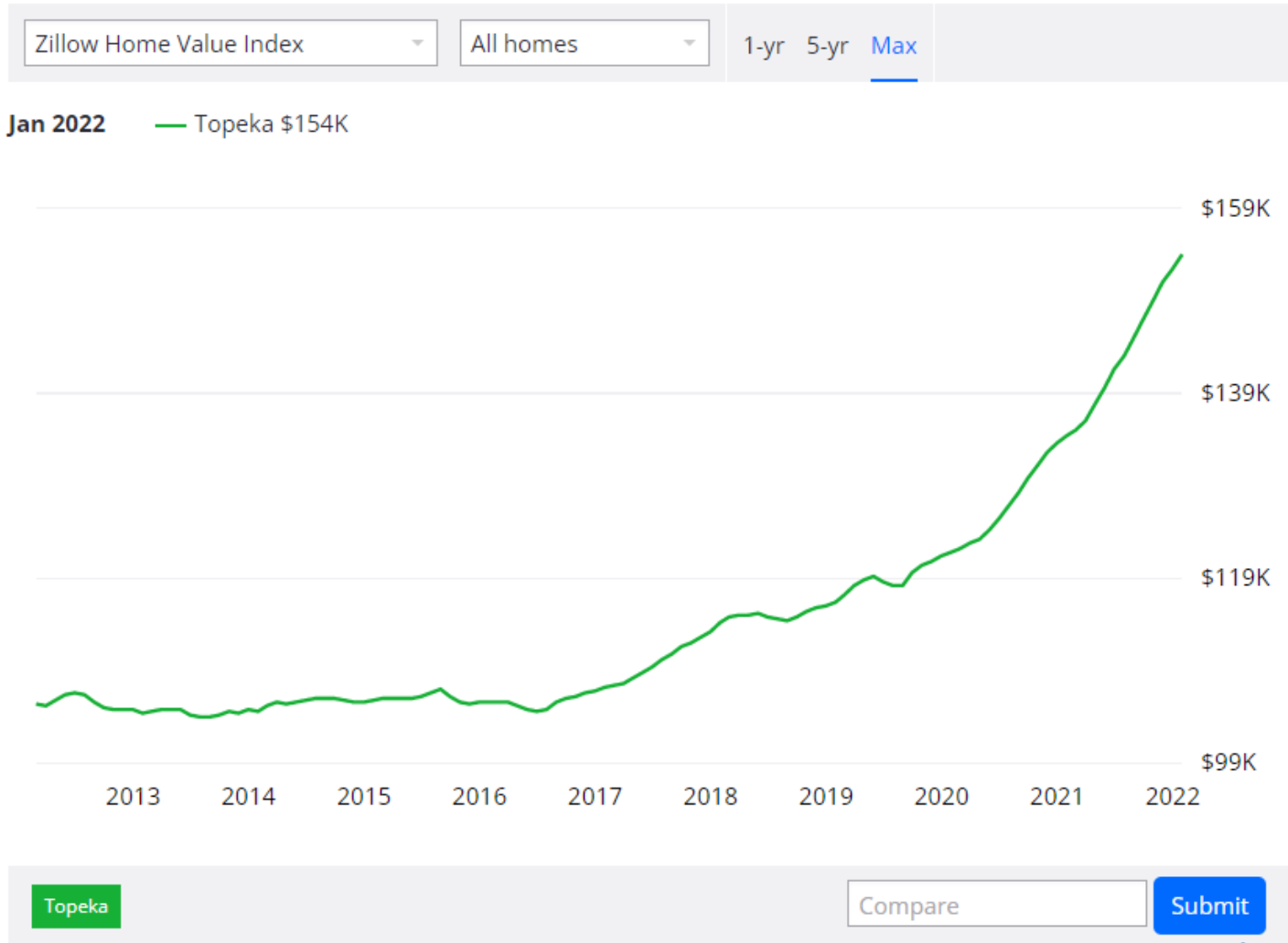
Topeka Home Sales

Topeka Market Overview

Data through Jan 31, 2022

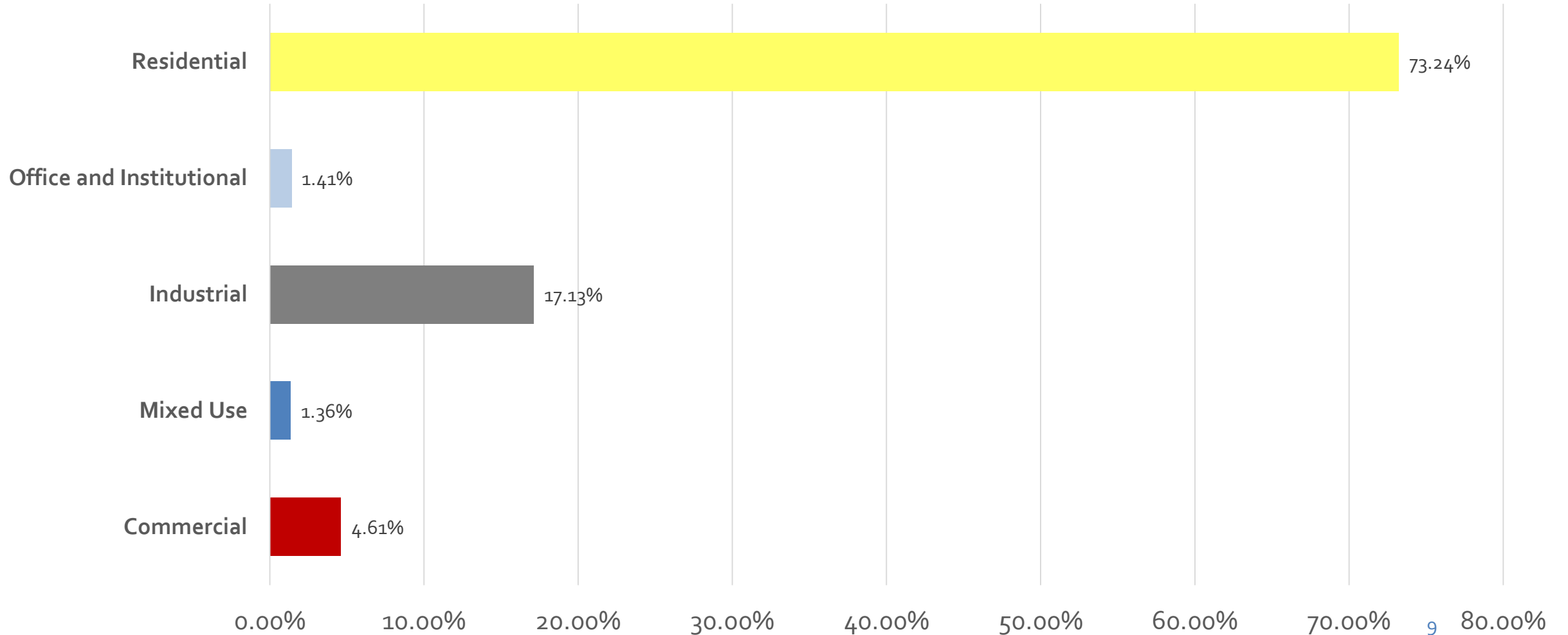
\$154,321 ZHVI ?

No data 1-yr forecast



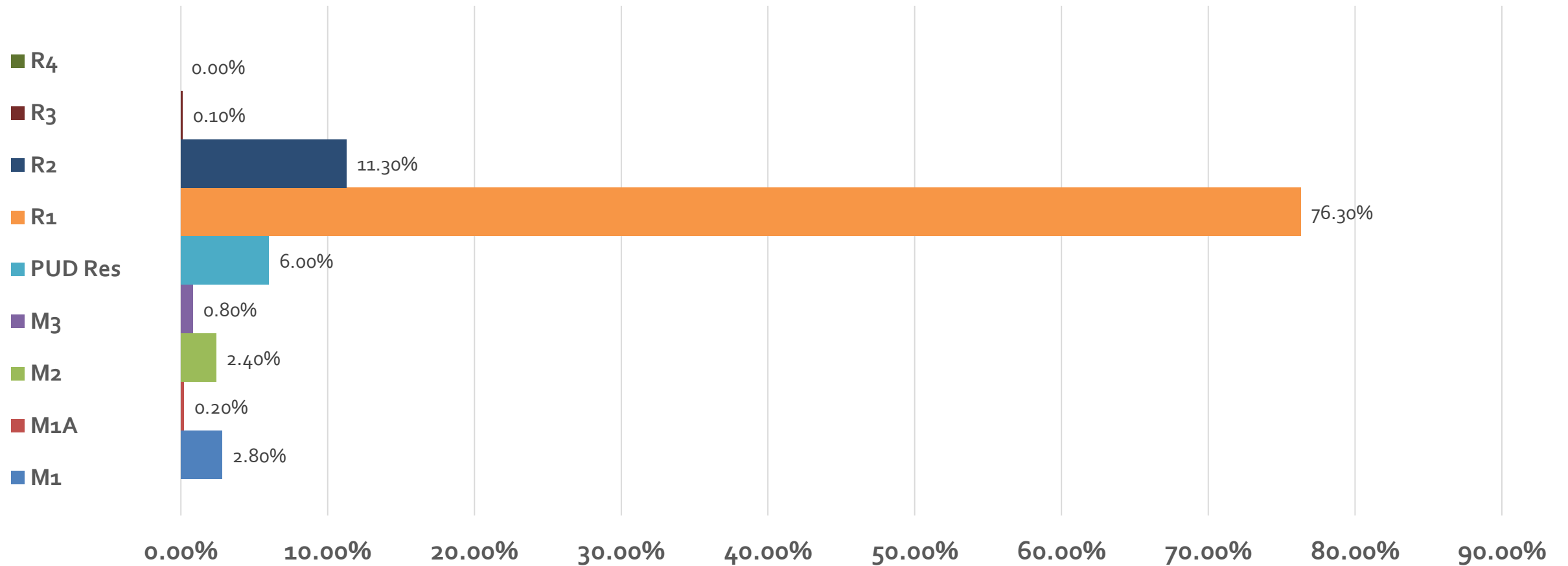
Existing Conditions – Zoning

City Zoning by Acre Percentage

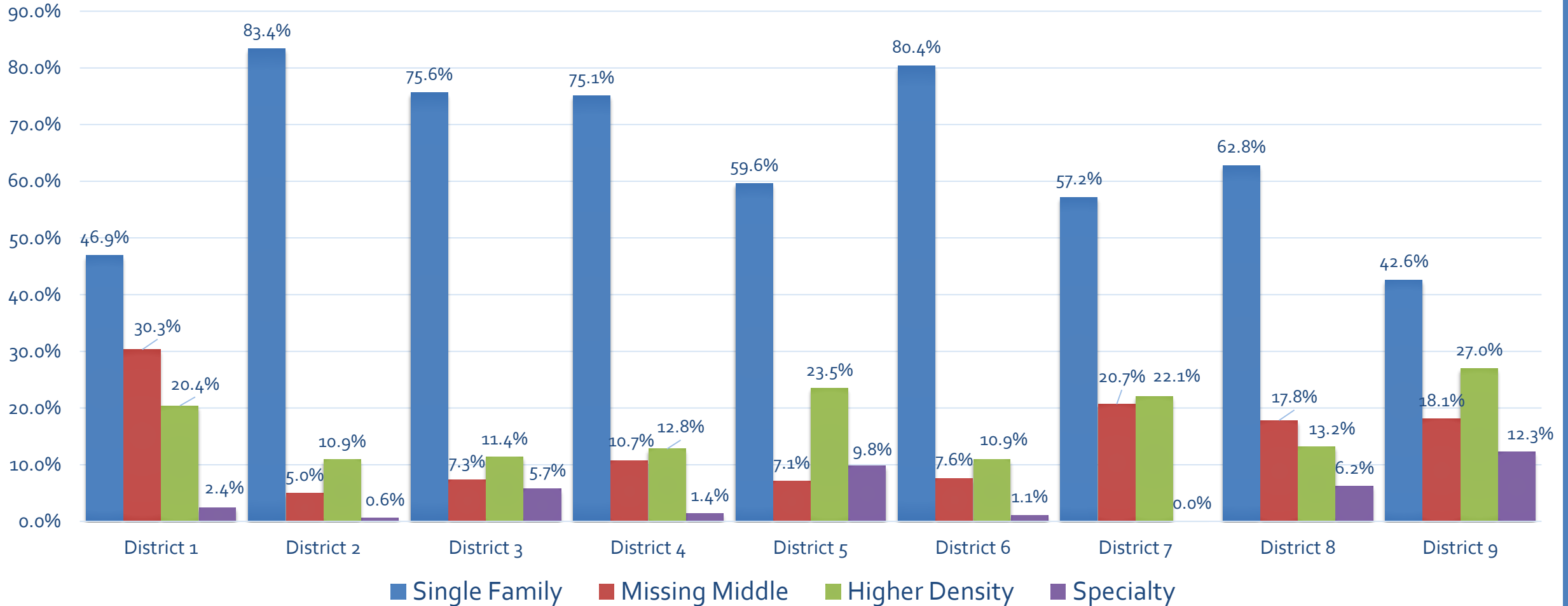


Existing Conditions – Residential Zoning

Residential Zoning by Percent of Acres



Housing Type by Council District



Accessory Dwelling Units (ADU)

What is an ADU?

- AKA, carriage house, garlows, mother-in-law units, granny flats, etc.
- Is a smaller, independent residential dwelling located on the same lot as a stand alone single family home
- Can be attached or detached from principal home
- Can be converted portions of an existing home

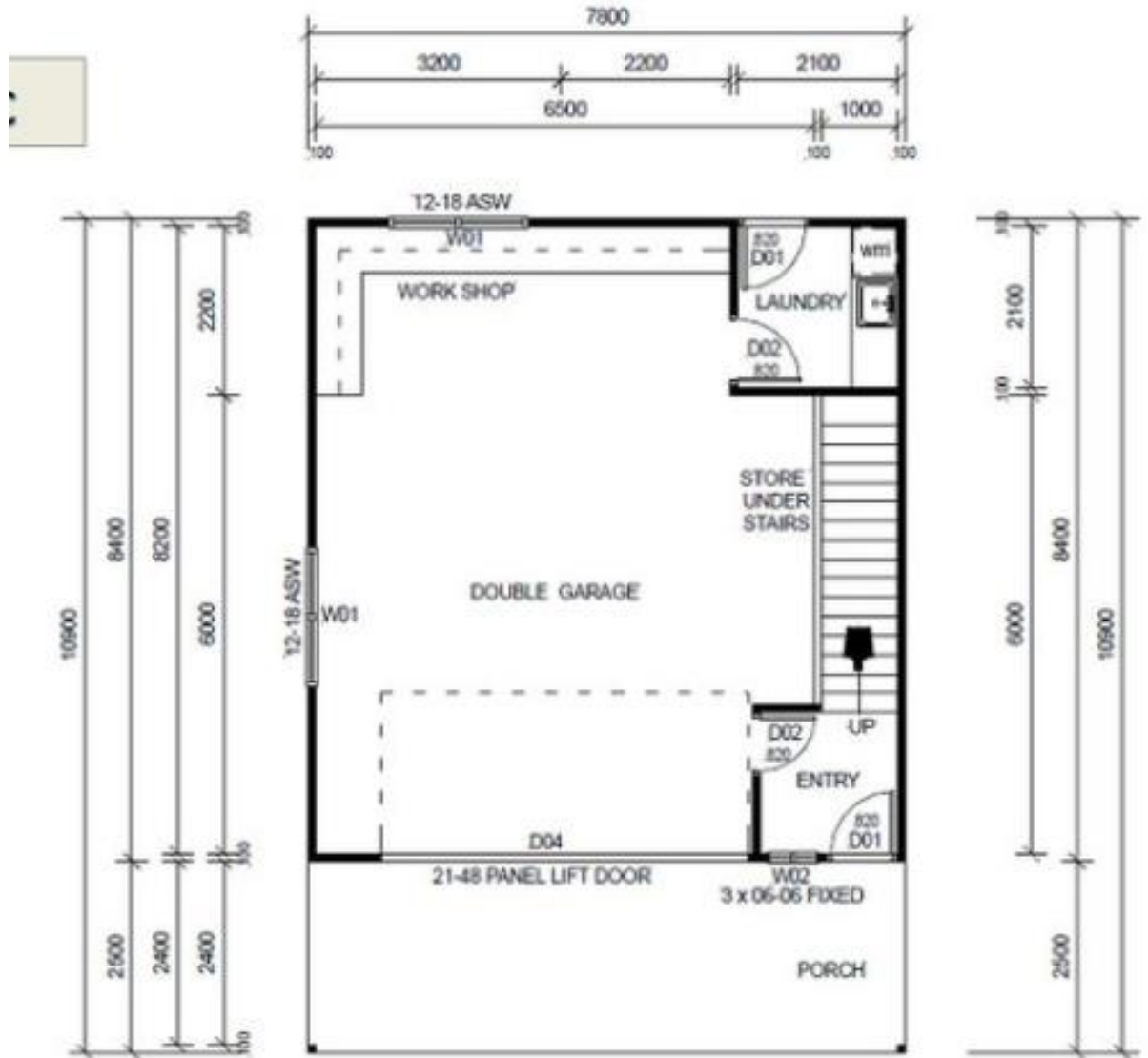
Why ADUs?

- Potential to increase housing affordability
- Provide wider array of housing options

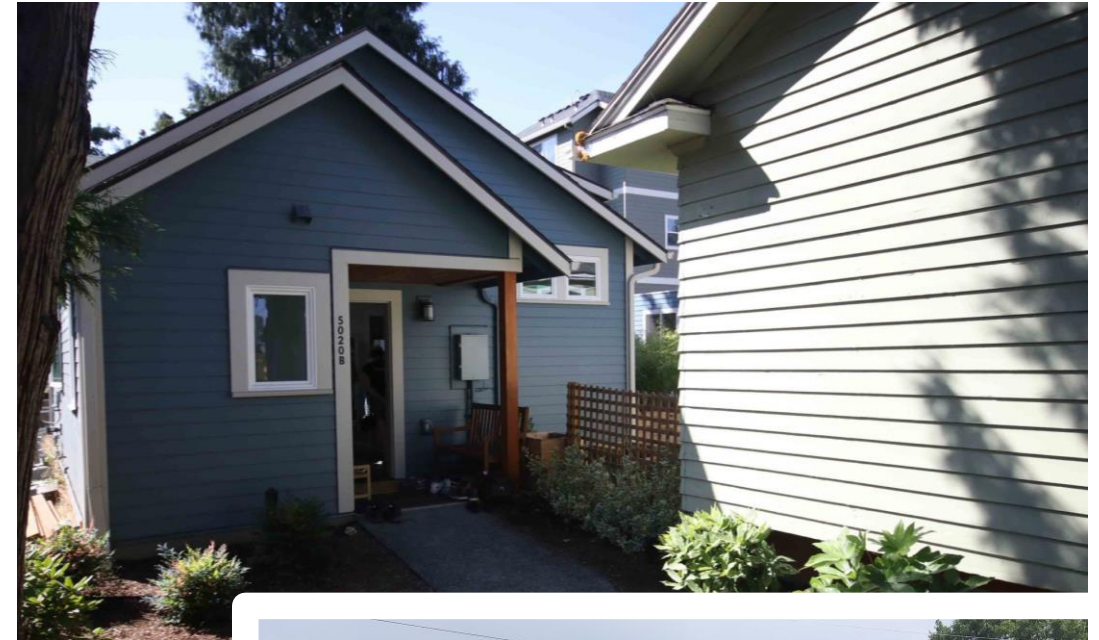




149.3 FONZIE- 2 Bed + Study Nook + Large Living



ADU Examples



ADU Process

ADU Survey

- Released Fall '22
- 229 responses – many written comments

ADU Work Group

- Met a couple times. Input from work group changed the draft standards

Neighborhood Meetings

- Met with Citizen's Advisory Council, College Hill and Tennessee Town
- Well attended meetings with many good questions

Topeka Homebuilders Meeting

- Very well attended meeting with many good questions

ADU DRAFT

Revised Definition in TMC18.55 for Accessory Dwelling Unit.

A single dwelling unit that is incidental to, subordinate to, and located on the same zoning lot as the principal building. That accessory dwelling may either be integrated into or added on to the principal dwelling or established as a detached accessory dwelling building. Shall be referred to in these regulations as an “ADU”.

18.60.010 Use Tables

		APPROVAL LEVELS																								
		● = Allowed Use																								
		S = Allowed per Special Use Requirements under Chapter 18.225 TMB																								
		S/C = If unable to meet Special Use Requirements, may apply for CUP																								
		C = Conditional Use Permit (CUP) approved by Governing Body																								
# = See Definition in Chapter 18.55 TMC		See Design Standards for X and D Districts																								
Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space
Residential		Districts																								
Dwelling, Detached Single-Family #		●	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	●	●
Dwelling, Attached Single-Family #		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Two-Family # (Duplex)		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Three/Four-Family	includes 3-4 unit row or town houses #	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Multiple-Family #	structure with at least 5 units	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	●	S	●	●	-	-
Dwelling, Accessory #	secondary to primary dwelling, not exceeding 800 sq. ft.	S/C	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-

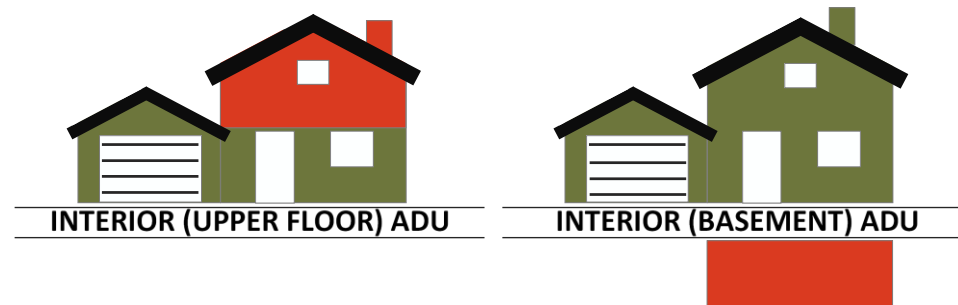
TMC 18.225 Specific Use Requirements for Accessory Dwelling Units.

(kk) Accessory Dwellings.

(1) Generally. A single ADU is permitted as an accessory use to the principal dwelling and allowed subject to satisfying these standards.

(2) Accessory Dwelling Units (ADU) are classified into the following types:

A. Integrated Accessory Dwelling (Conversion or addition within or onto principal dwelling)



B. Detached Accessory Dwelling (Conversion or new construction of detached building)



Summary of proposed ADU standards

- **Size limitations.** *18.255 (kk)(4b) - Detached Accessory Dwellings shall contain no more than 800 square feet, or 50% of the gross floor area of the principle dwelling, whichever is less. 18.255 (kk)(4c) – Integrated Accessory Dwellings shall contain no more than 800 square feet and shall not exceed 80% of the area of the principle dwelling.* The reasoning for the size limitations is to address the accessory nature of the unit relative to the size of the home.
- **Owner occupancy requirement.** *18.255 (kk)(5) – Either the accessory dwelling unit or the principle dwelling unit shall be occupied by an owner of record of the property.* This section does not permit both units to be renter occupied.
- **Design.** *18.255 (kk)(6)* addresses building design guidelines to help ensure compatibility with the principle dwelling. The guidelines include exterior finish material, architectural details such as roof pitch and trim, and also windows.

Summary of proposed ADU standards

- **Off street parking requirement.** *18.255 (kk)(7)(A) – One off-street parking space on a hard surface meeting City of Topeka standards shall be provided in addition to the off-street parking required for the principle dwelling.*

Neighborhood notification. A comment was received at a neighborhood meeting about providing notification to neighborhoods when permits are received for accessory dwelling units. Staff has provided a separate document with options for the Planning Commission to consider.



Questions/Comments?