Harriet Tregoning
Knocking Down Walls: Eliminating Regulatory Barriers and Increasing Opportunities for ADU Development
ADU Reform: Part of *Comprehensive* Zoning Revision
Comprehensive Plan:
Accessory Dwelling Units

What does the Comprehensive Plan say?

Action H-1.5-B: Explore changes which would facilitate development of accessory apartments (also called “granny flats” or in-law units), English basements, and single room occupancy housing units. Any changes to existing regulations should be structured to ensure minimal impacts on surrounding uses and neighborhoods.

Why?

- Affordability for renters & fixed-income owners
- Greater independence for an aging population
- Incremental addition of new residents while preserving neighborhood character
- Encourages the adaptive re-use of garages & historic carriage houses
## Household Size 1950 & 2010

<table>
<thead>
<tr>
<th></th>
<th>1950</th>
<th>2010</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Number</td>
<td>Change</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>%</td>
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<tr>
<td>Total Population</td>
<td>802,178</td>
<td>601,723</td>
<td>(200,455)</td>
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<tr>
<td>Households Total</td>
<td>224,142</td>
<td>266,707</td>
<td>42,565</td>
</tr>
<tr>
<td>w/ under 18 yrs</td>
<td>86,275</td>
<td>55,193</td>
<td>(31,082)</td>
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<tr>
<td>w/ 65 yrs +</td>
<td>18,940</td>
<td>1</td>
<td>35,451</td>
</tr>
<tr>
<td>Average HH Size</td>
<td>3.2</td>
<td>2.11</td>
<td>-1.1</td>
</tr>
</tbody>
</table>

PLUS now 43+% of Households are SINGLE PERSON Households
Population Trends 1950 to 2012

2000 Census pop: 572,059
2010 Census pop: 601,723
July 2012 pop: 632,323

2000-2010
- 60 yrs+ increased by 7.2 %
- 20-34 yrs increased by 23%
Between 2000 and 2015 the District added **100,000** people.

Source: US Census Bureau and MWCOG Cooperative Forecast
Row Houses

In every Ward and Quadrant of the District of Columbia
Alley Dwellings

Beginning after the Civil War, DC’s handled its first major housing boom by adding dwelling units...

In Alleys!
Need to initially set rules with restrictions

• Use familiar constraints
  - Lot coverage
  - Sideyard set backs
  - Rear yard set backs
  - Minimums and Maximums related to size of primary unit
  - Historic Preservation design reviews in applicable areas

• But don’t make too restrictive
  - BY RIGHT in every residential zone (but 2)
  - Set constraints that are easy to meet
  - Allow discretionary approvals for non-conforming ADU proposals
  - Well-know secret: Owner-occupancy is hard to enforce.