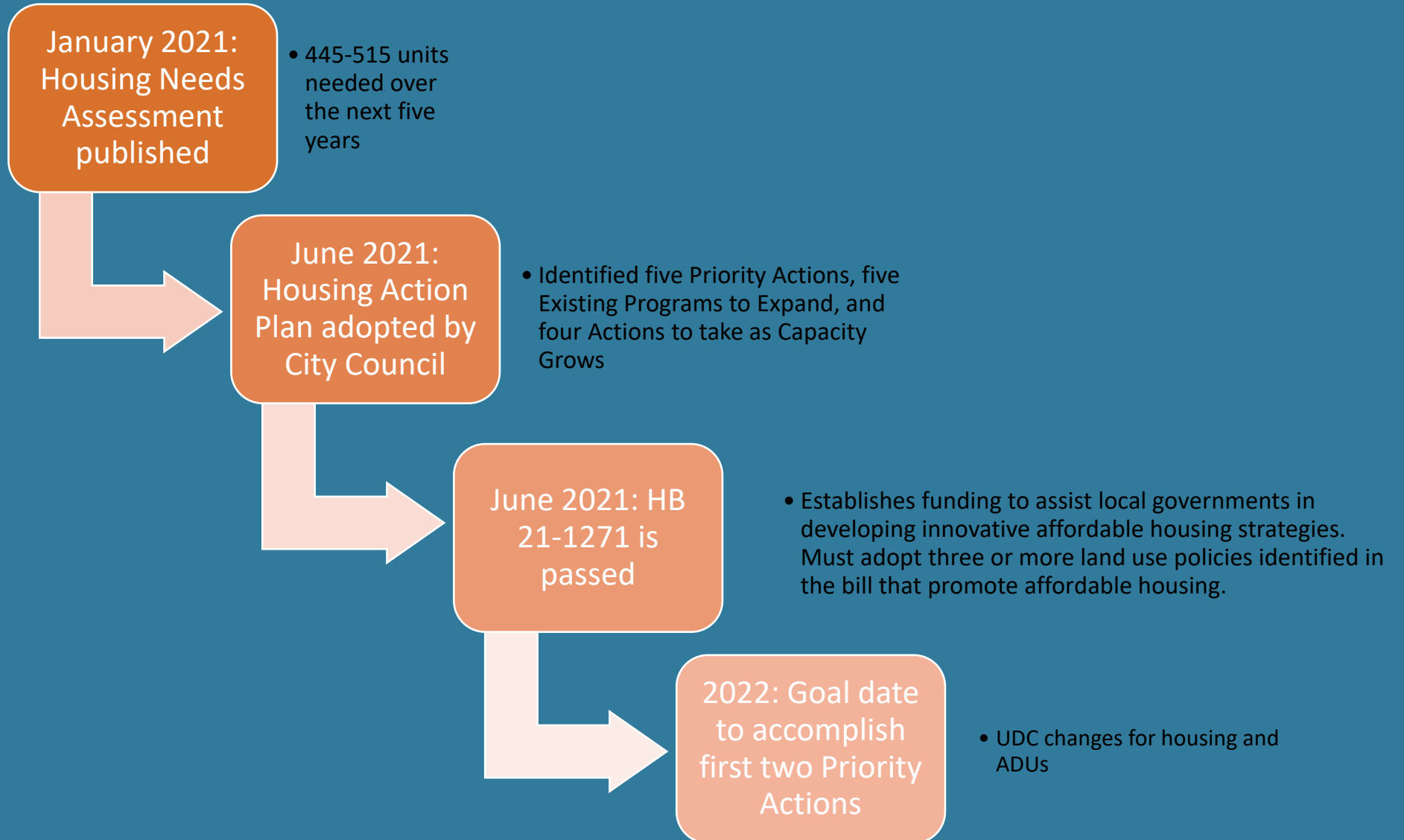


# Work Session

## UDC Revisions from Housing Action Plan

**NOVEMBER 3, 2021**

# History



# Goal

**To reduce regulatory barriers in order to encourage housing development.**

- #1 Priority Action from Housing Action Plan was to “Better Align Zoning Code/Housing Goals”
- #2 Priority Action was to “Facilitate and Promote Accessory Dwelling Unit (ADU) Development”

# Definition

1. “Affordable Housing as used in this UDC, housing is affordable if the monthly rent or mortgage payment is equal to or less than 30% of gross household income (before taxes).”
  - Ex. 80% of Area Median Income (AMI) in Alamosa for a one person household is \$41,200. If their monthly rent or mortgage payment exceeds \$1,030, their housing is not affordable.



# ADUs

1. **Accessory Dwelling Unit (ADUs)**
  - Allows ADUs on lots with a duplex
  - Increases the maximum ADU size from 500 to 600 square feet
  - Allows ADUs on smaller lots if it is accessed off of an alley (8,000 sq. ft. to 6,000 sq. ft. )
  - Exempts ADUs from density calculations
  - Allows accessory structures to be 2 stories if they include an ADU





# Duplexes

1. Reduces the minimum lot size from 8,000 sq. ft. to 6,000 sq. ft. for side-by-side duplexes
  - Reduces the minimum lot size from 7,000 sq. ft. to 5,000 sq. ft. for alley-accessed over-under duplexes.





# Townhouses

1. Townhouses were prohibited in EN zone. This change will allow them by right.





# Cottage Clusters

1. • Reduced the required spacing of cottage cluster (tiny home) development spacing from 200' to 100' in the EN zone and from 500' to 100' in the EN, RH, and RM zones.
  - Maintains some separation requirements so that we still achieve a diversity of mixed housing stock.







Thank you!