



ORDINANCE 68.121.24

Zoning Text Amendment

AGENDA

- Introduction to Accessory Dwelling Unit
- ADU – New York State & Albany County
- ADU – Key Statistics
- Current Zoning Maps
- Proposed ADU Regulations

Accessory Dwelling Units

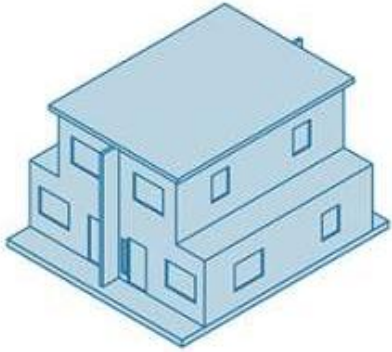
ACCESSORY DWELLING UNIT (ADU)

USDO DEFINITION

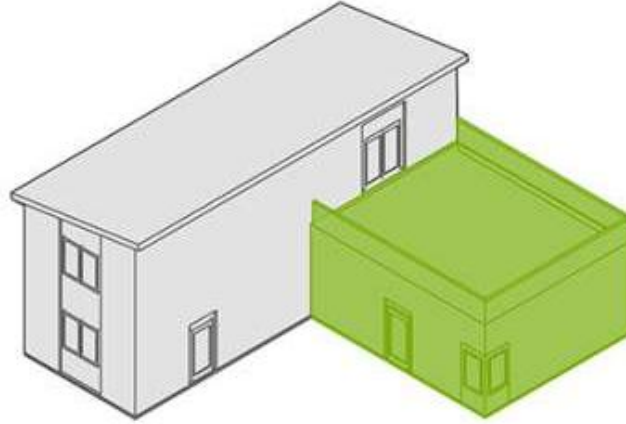
- A residential unit that is located on the same lot as a single-unit dwelling, either internal to or attached to the dwelling structure or in a detached structure.
- The accessory dwelling unit is a complete housekeeping unit with a shared or separate entrance, and separate kitchen, sleeping area, closet space, and sanitation facilities.



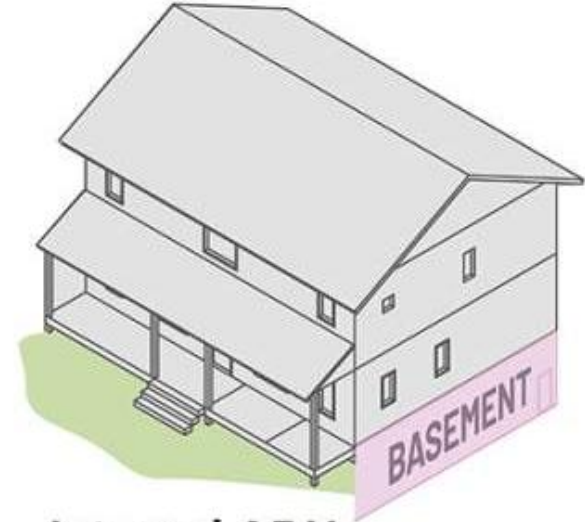
ADU - TYPES



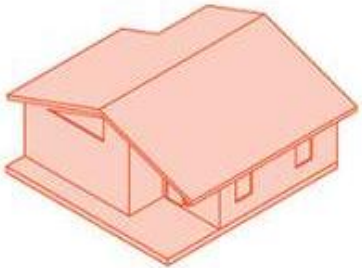
Duplex ADU



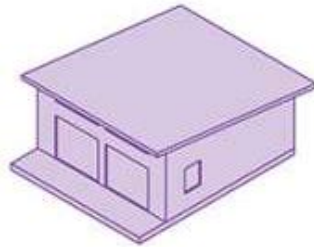
Attached ADU



Internal ADU



Detached ADU



**Garage Conversion
ADU**



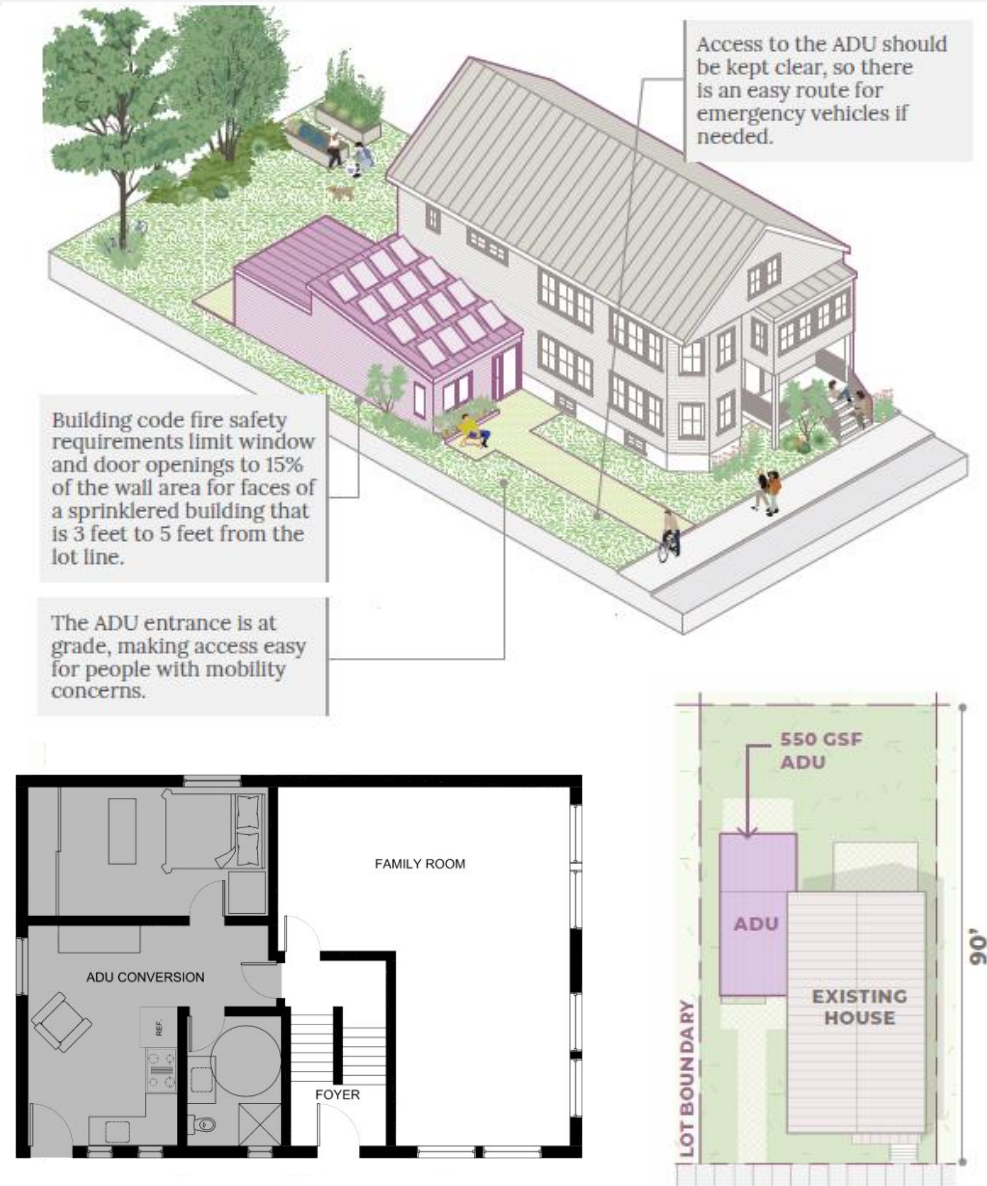
**Garage Conversion (3-Car)
ADU**



**Two-Story
ADU**

ADU - BENEFITS

- Increases *much-needed housing opportunities* and options.
- Alternative housing *option for seniors* to age or persons with medical needs.
- ADUs are smaller and utilize less water and electricity, making them a more *sustainable housing option*.
- *Potentially lowers construction costs than conventional single-unit dwelling*
- Existing accessory or family dwelling units could become *conforming to zoning*.



ADU - KEY STATISTICS

- A 2021 AARP surveyed 2800 adults and found *that nearly half of older adults surveyed said they would consider living in an ADU*—primarily to be close to loved ones while maintaining independence (69%), receive help with daily activities (68%), or save money (48%).
- *62% said they would consider building an ADU on their property* to provide housing for a loved one in need of care or affordable place to live.
- *Many older adults face challenges aging in place, with most needing home modifications—79% for bathrooms and 71% for accessibility.* ADUs offer a flexible solution to meet these evolving needs.



ADU – NEW YORK STATE & COUNTY

- In response to the current housing crisis, NYS adopted *The Plus One ADU Program*, which allocated **\$85 million** in funding over five years for the construction or renovation of an ADU.
- Several other bills have been introduced to expand ADUs statewide.
- Albany County is proposing a local law to provide a partial real property tax exemption



ADU – ENDORSEMENTS

Governor Hochul

“The lack of affordable housing opportunities impacts every community across the State. The ADU Plus One program creates more affordable housing options for New Yorkers while also helping property owners.”

HCR Commissioner Visnaukas

“ADU Plus One program is a model for communities across New York State as they work to address the housing crisis and increase housing supply... Governor Hochul is providing opportunities for young people, seniors, and families to live in quality housing in the communities they call home, while at the same time empowering homeowners to gain a reliable source of rental income.”

Albany County Executive Daniel P. McCoy

“The lack of affordable housing is one of the greatest challenges facing Albany County and our country as a whole. By offering a tax exemption on the construction of Accessory Dwelling Units, we’re encouraging homeowners to create more unique housing options.”

ADU – MUNICIPALITIES ALLOWING IN NYS



Detached ADU



Internal ADU



Attached ADU



Garage Conversion ADU

- Troy
- Rochester
- Niskayuna
- Clifton Park
- Guilderland
- East Greenbush
- Kingston
- Colonie
- Bethlehem
- Rensselaer
- Schenectady
- And many more....

13 states including Massachusetts and Connecticut have broadly legalized the construction of accessory dwelling units to expand lower-cost housing options for their residents.

CITY OF ALBANY

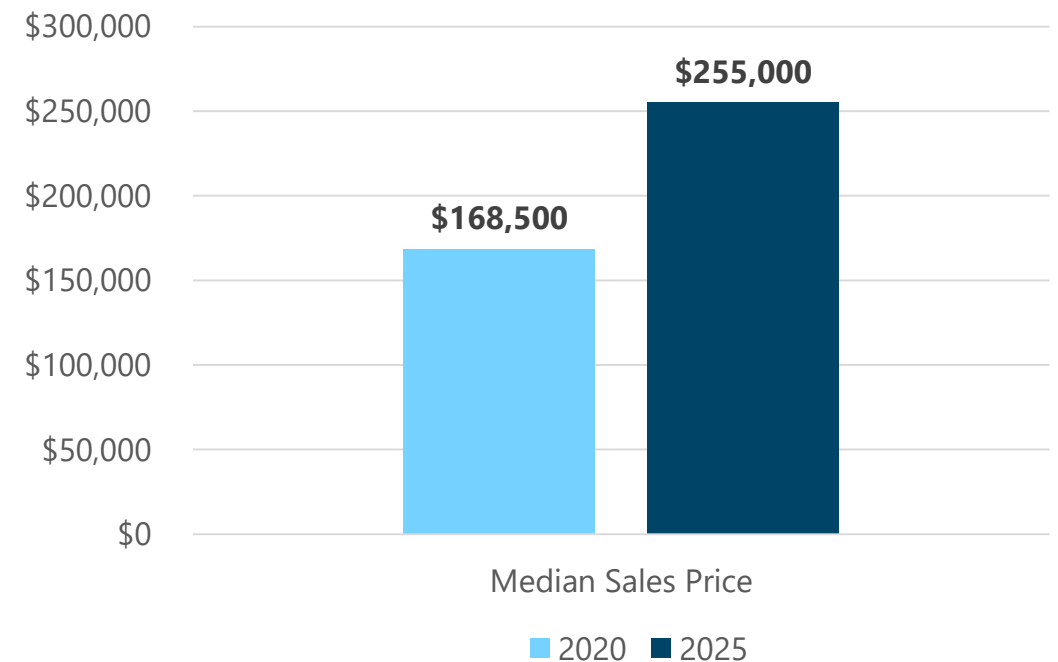
CONTEXT

HOUSING CHALLENGES

HOUSING AVAILABILITY & COSTS

- Capital region doesn't produce enough new housing to keep up with population growth
- Housing scarcity contributes to increasing housing prices
- Rising mortgage gaps and wage gaps are making housing less affordable
- Older homeowners are retaining their properties for longer periods of time
- Lack of housing options in various neighborhoods leads to a concentration of housing in limited areas of the city

Change in Median Sales Prices in 5 years



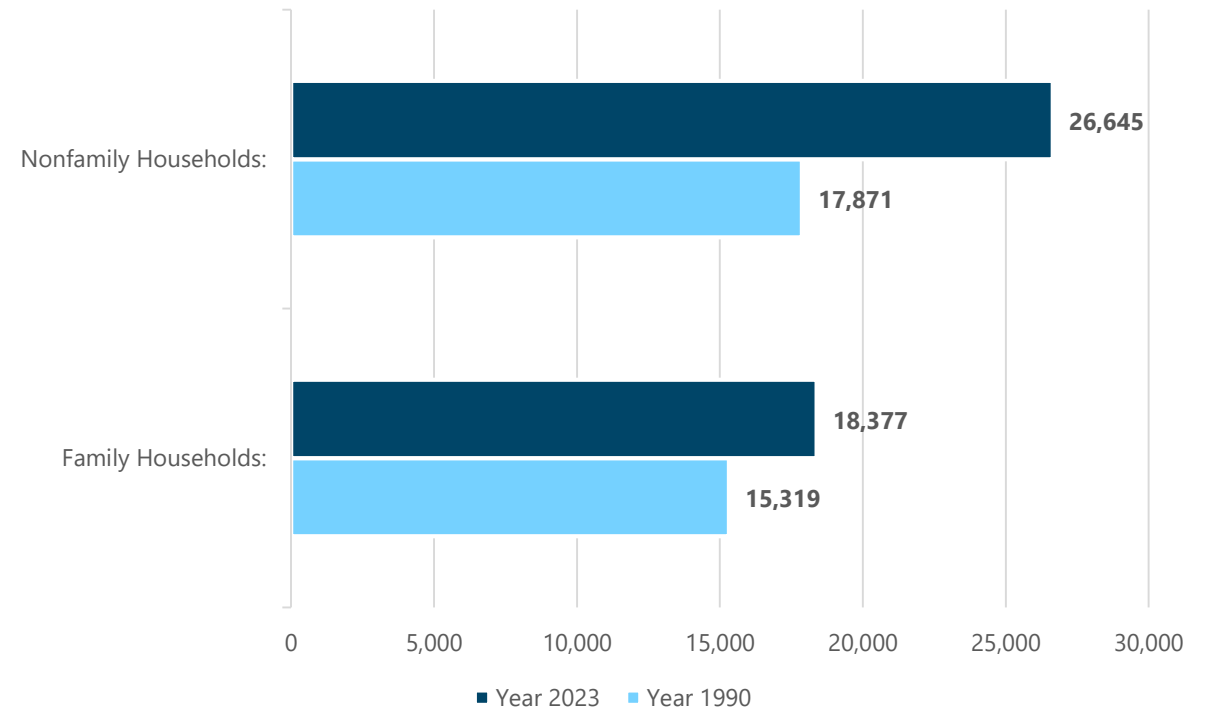
ADU - KEY STATISTICS

DEMOGRAPHICS SHIFTS

Persons per Household

- 1960 – 3.19
- 2023 – 2.04

Household Breakdown - Comparison for year 1990 vs 2023



COMPREHENSIVE PLAN

ALIGNMENT WITH CITY GOALS

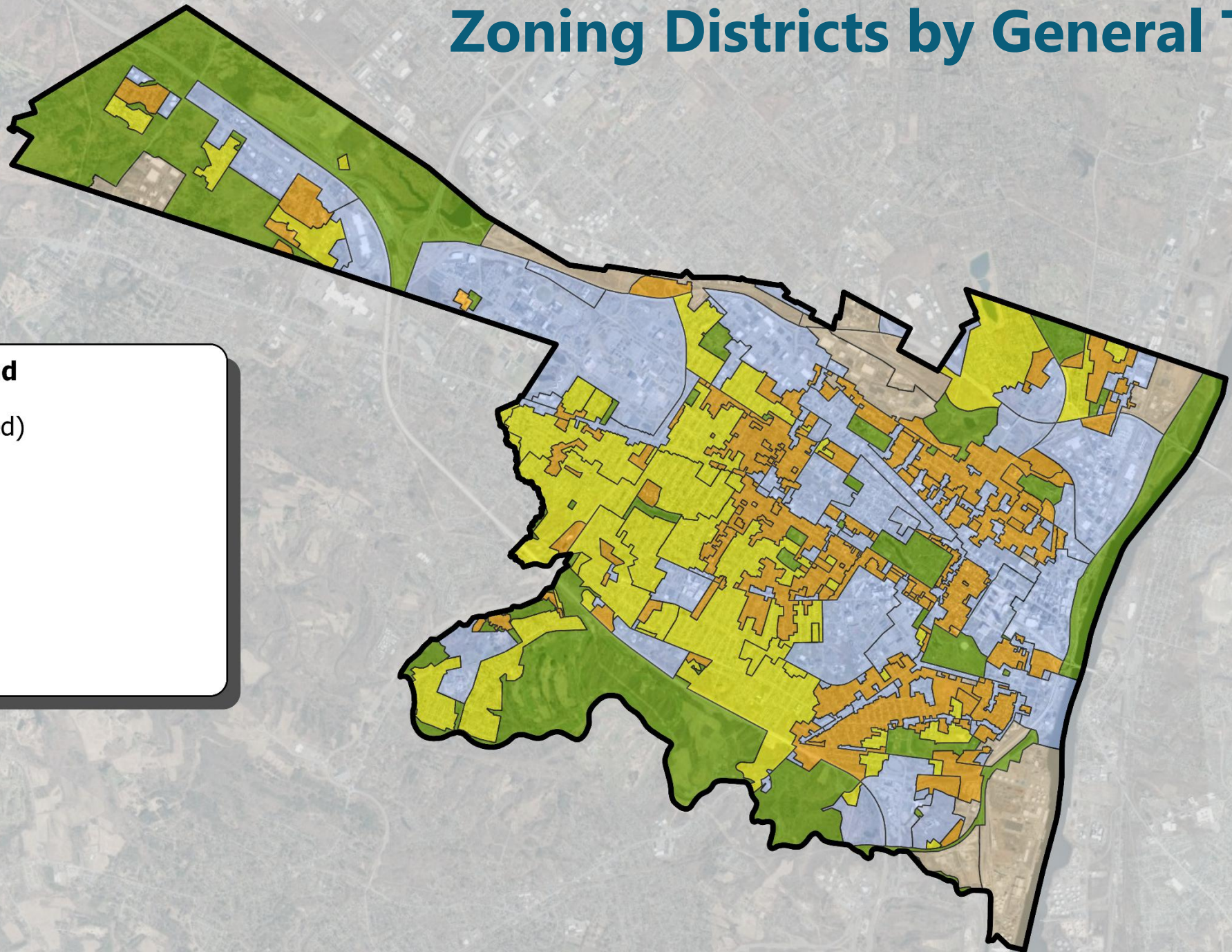
1. Ensure that neighborhoods provide a diverse mix of housing opportunities for both renters and homeowners.
2. Identify and remove barriers to aging in place.
3. Adopt zoning and other development regulations (e.g., inclusionary zoning, density bonuses, streamlined development review) to maintain and increase housing diversity, promote mixed-income neighborhoods.
4. Encourage diverse intergenerational housing. Diverse housing includes options for residents throughout different stages of life (e.g., students, couples, families with children, seniors) in the same neighborhood.
5. Incentivize middle-class homeownership in targeted strategy areas to improve economic diversity and economic stability in distressed areas.
6. Ensure that affordable housing options are provided in all City neighborhoods.

Zoning Districts by General Type

Legend

Zoning Districts (Grouped)

- Single-Unit Zones
- Two-Unit + Zones
- Mixed-Use Zones
- Industrial Zones
- Land Conservation



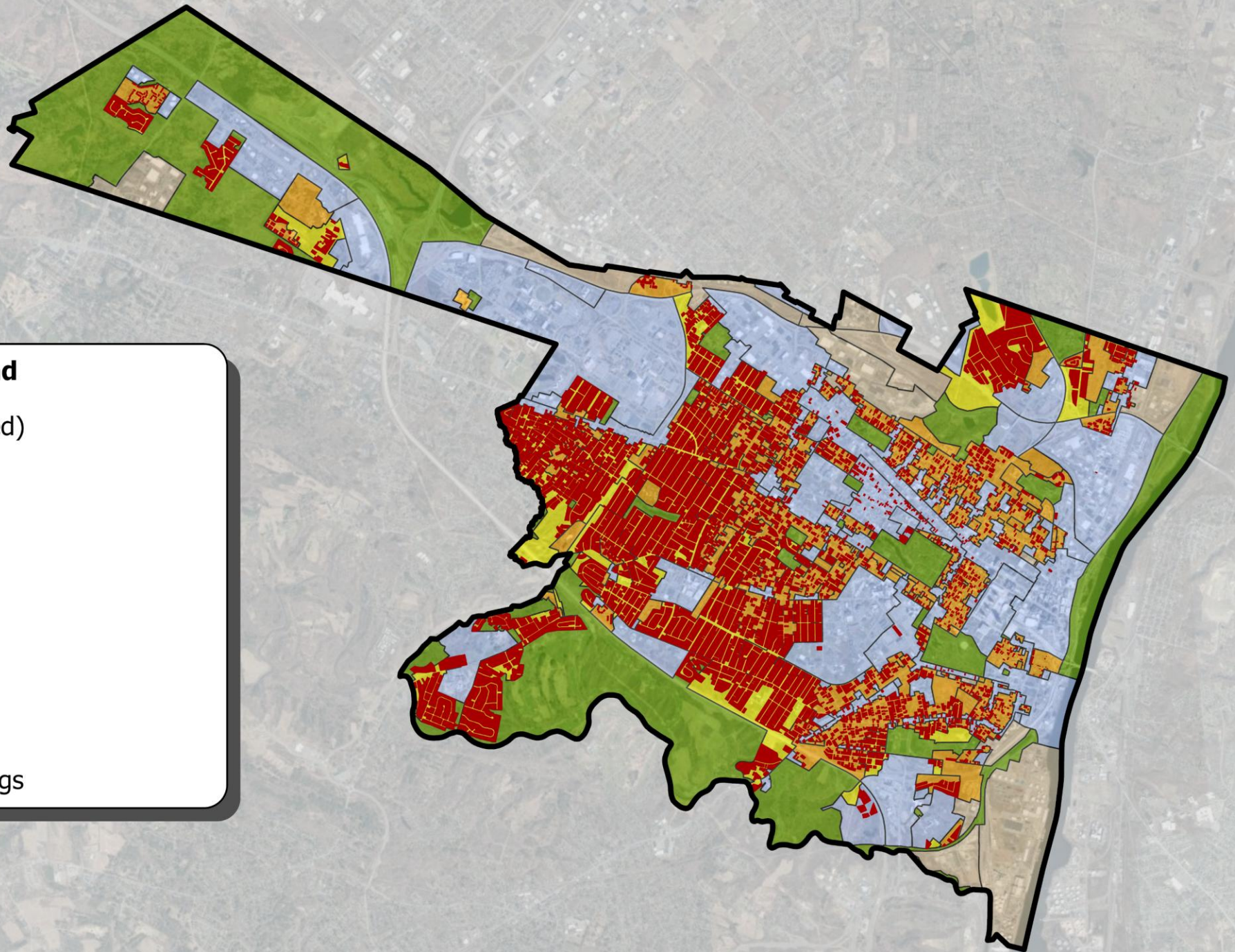
Legend

Zoning Districts (Grouped)

- Single-Unit Zones
- Two-Unit + Zones
- Mixed-Use Zones
- Industrial Zones
- Land Conservation

Property Use Type

- Single-Unit Dwellings



Nonconforming existing Dwelling Units in Single-unit zoning District

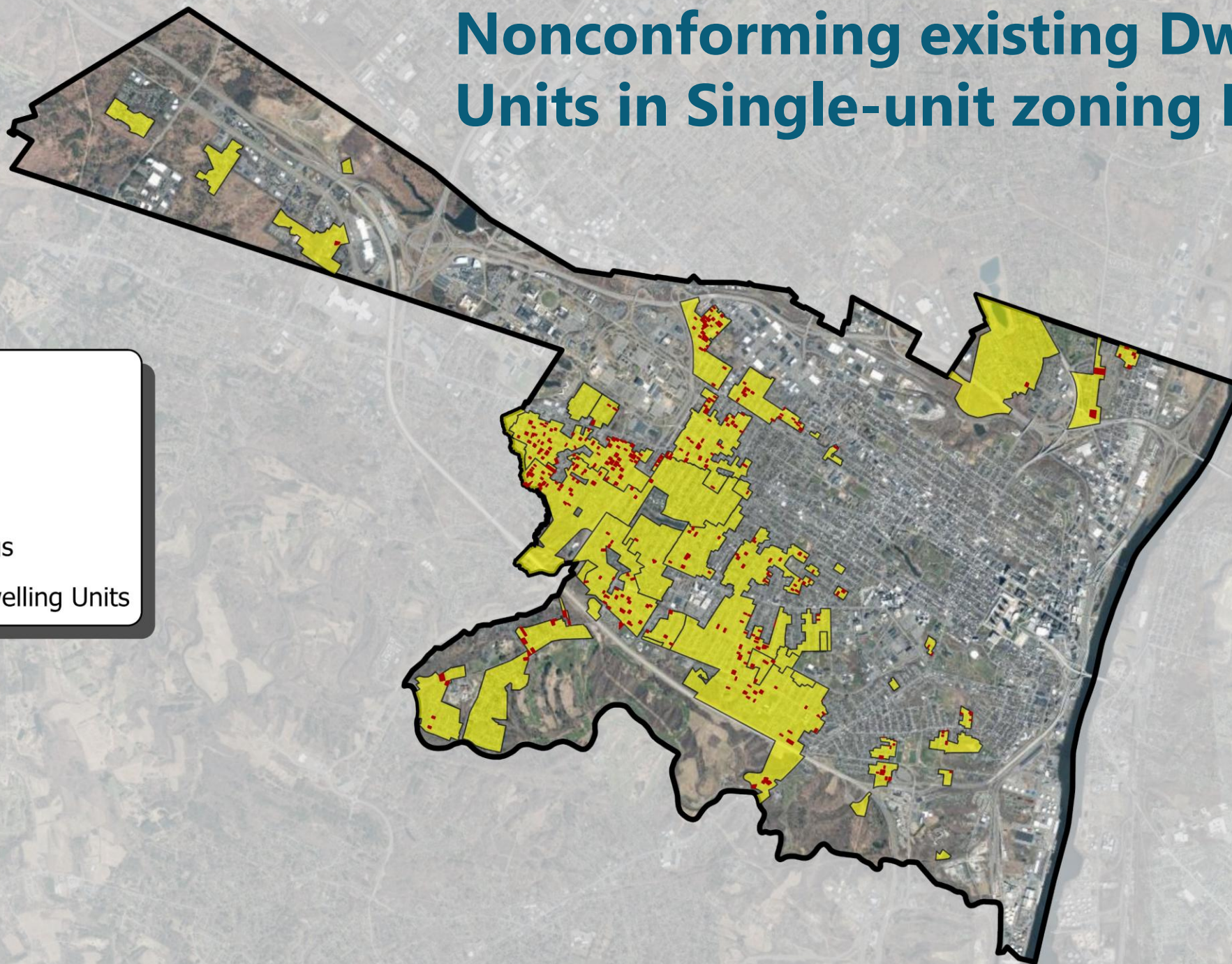
Legend

Zoning Districts

Single-Unit Zones

Nonconforming Dwellings

Nonconforming Dwelling Units

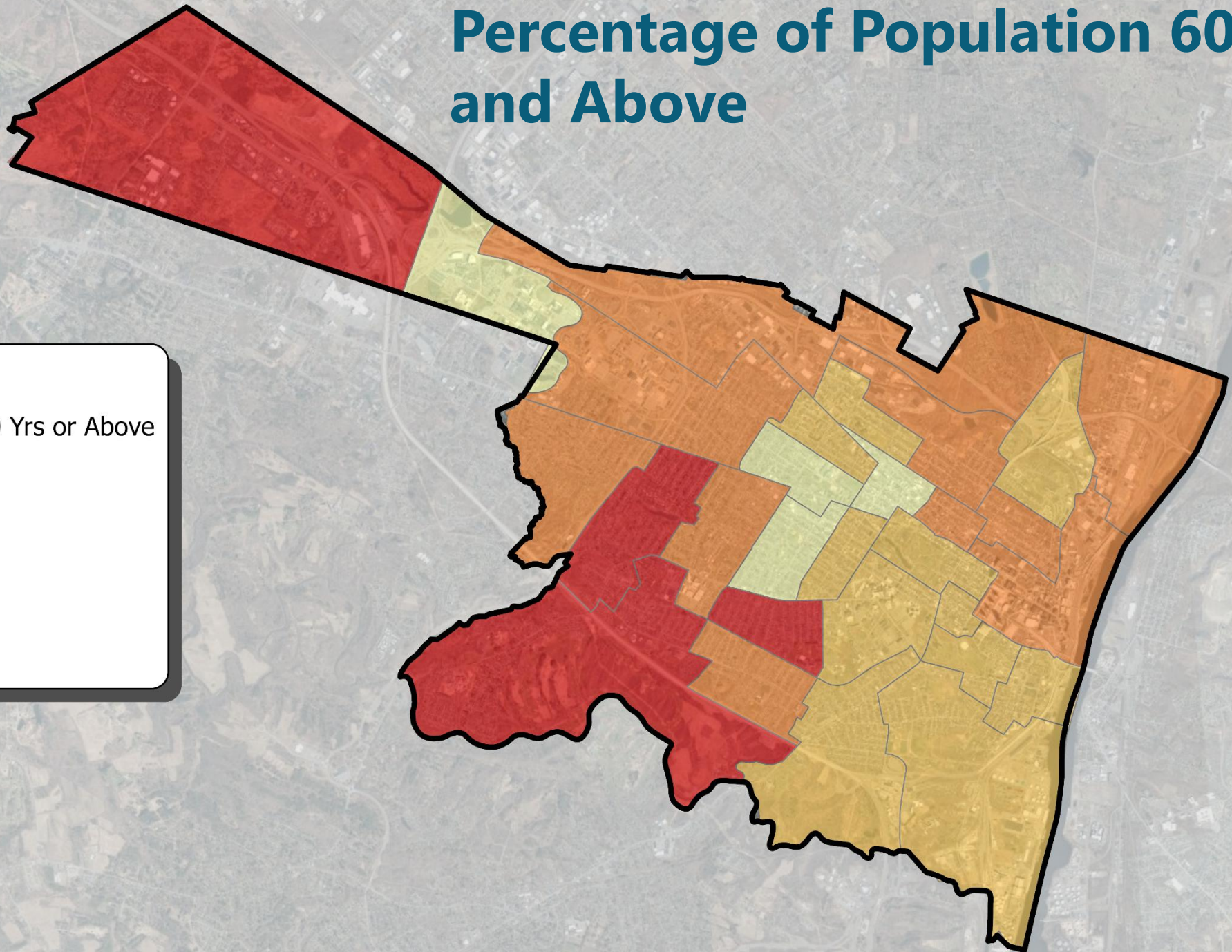
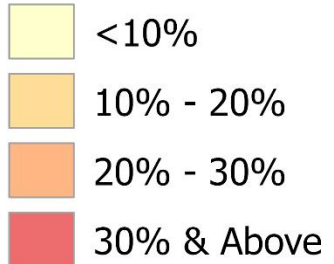


Percentage of Population 60 Yrs and Above

Legend

Percent of Population 60 Yrs or Above

Census Data



Percentage of Housing Owner vs Renter Occupied

Legend

% Occupied Housing Units: Owner Occupied (percent of: Occupied Housing Units:)

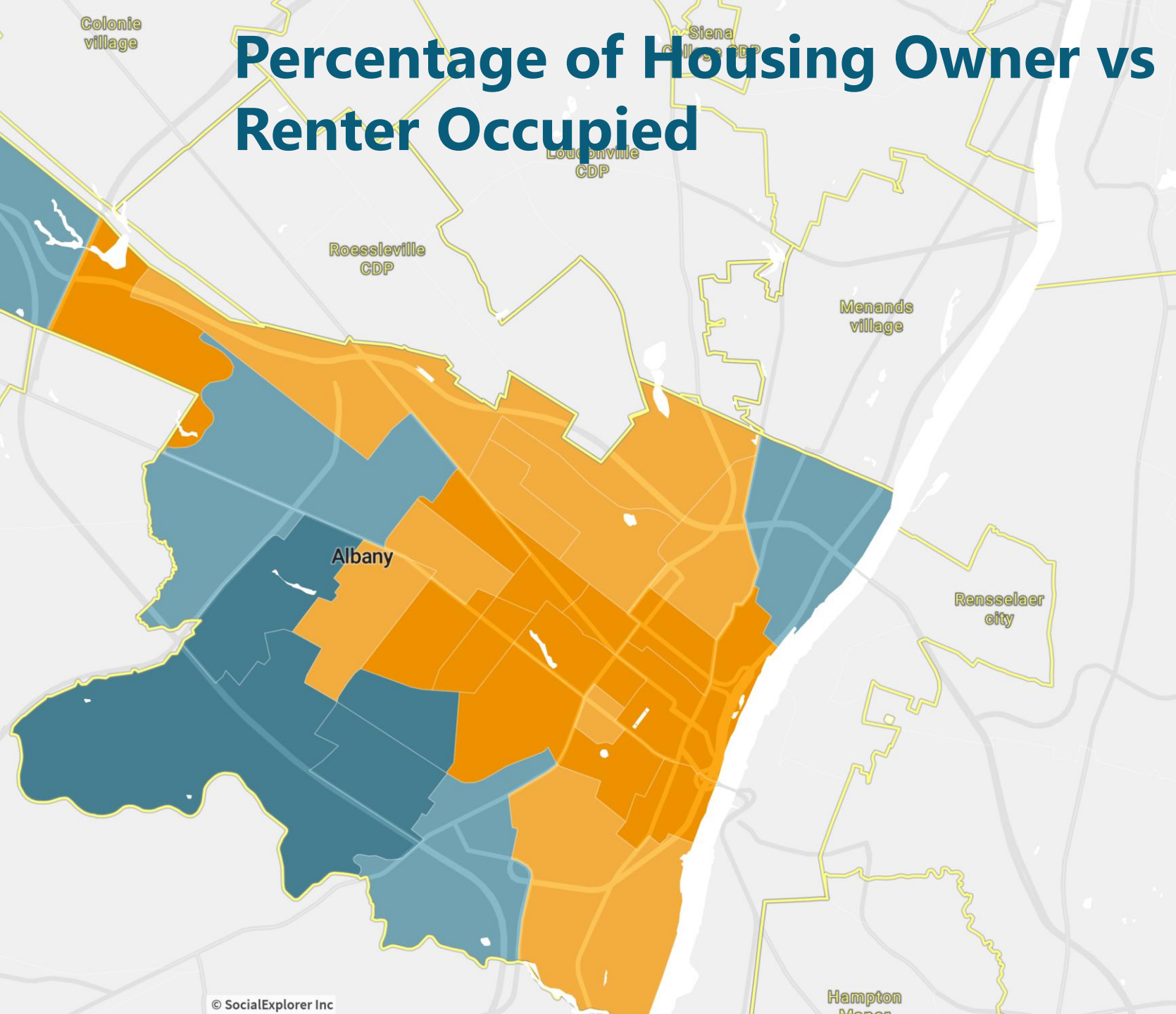


30% 50% 75%

% Occupied Housing Units: Renter Occupied (percent of: Occupied Housing Units:)



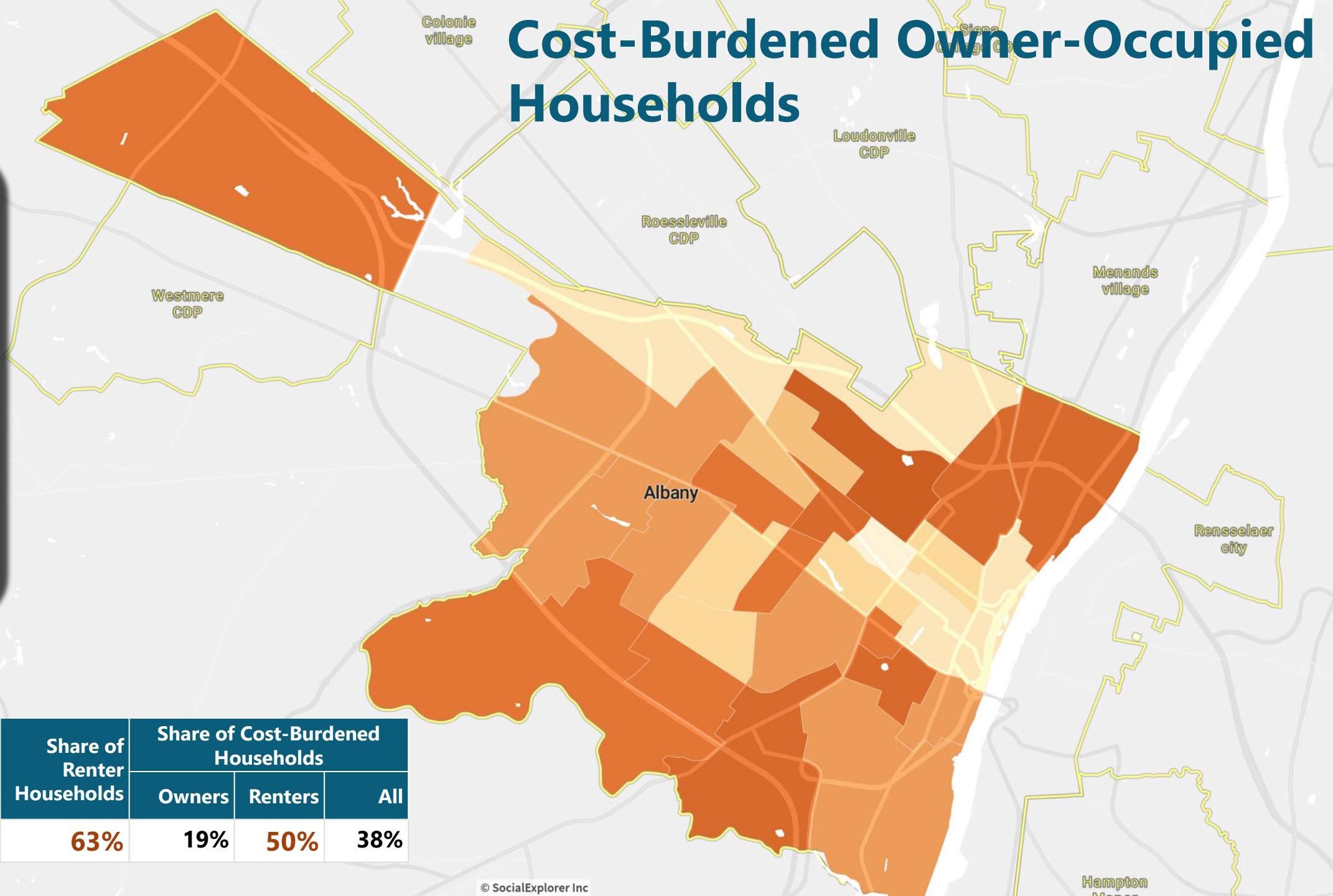
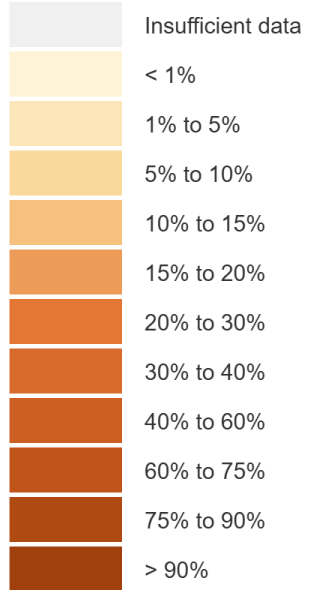
30% 50% 75%



2000 ft

Cost-Burdened Owner-Occupied Households

Legend



City	Number of Occupied Housing Units	Share of Renter Households	Share of Cost-Burdened Households		
			Owners	Renters	All
Albany	41,615	63%	19%	50%	38%

2000 ft

PROPOSED ORDINANCE

ADU – PROPOSED REGULATIONS

Table 375.302.1

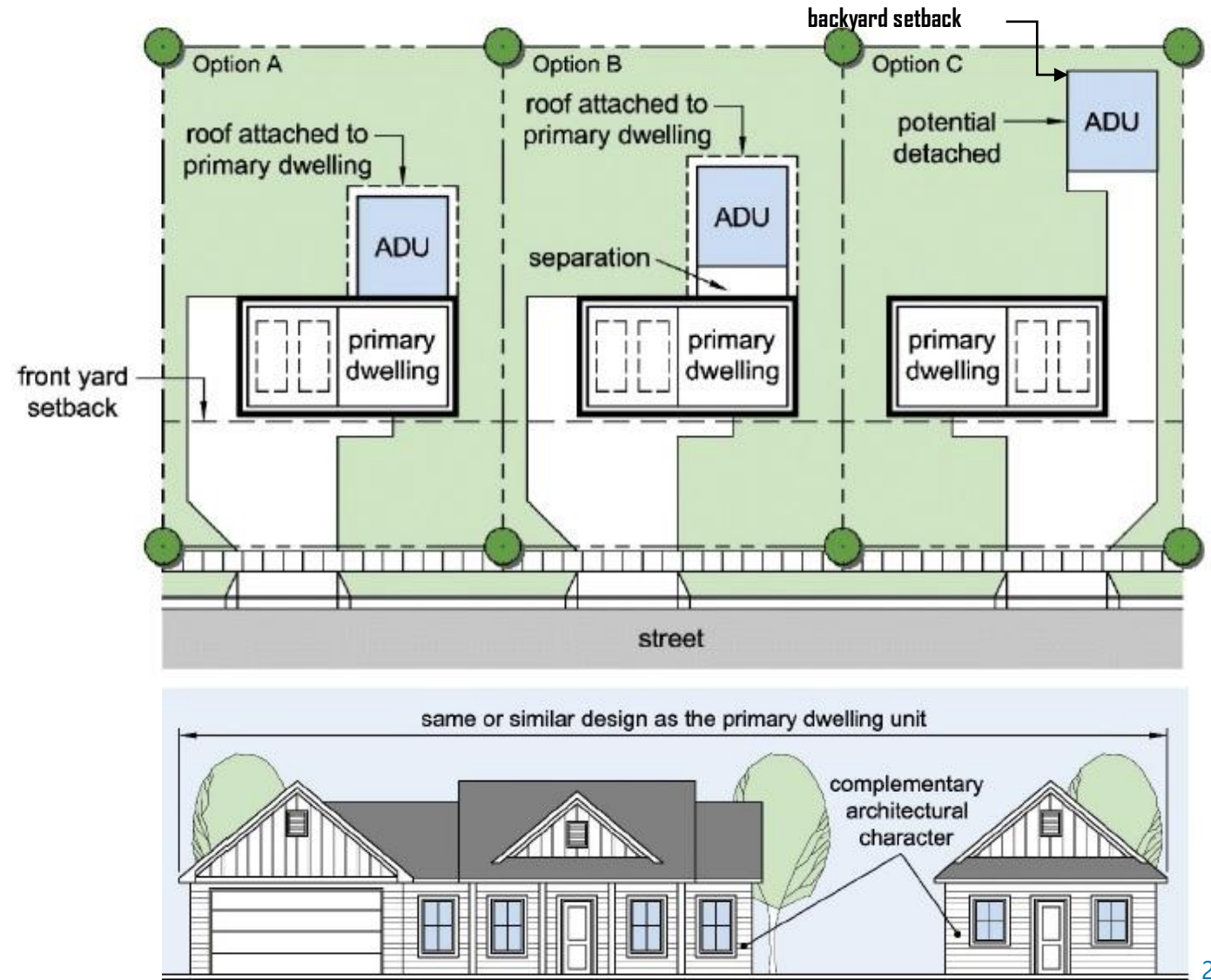
Permitted Use Table

P=Permitted Use | C=Conditional Use | A=Accessory Use | T=Temporary Use

	Residential						Mixed-Use										Special Purpose			Use-Specific Standard in Article III
Zoning District	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
LAND USE CATEGORY																				
ACCESSORY USES																				
Accessory dwelling unit	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>				§ 375-303(6)(a)

ADU – PERMITTING REQUIREMENTS

- Accessory to single-unit detached dwelling
- No more than 1 ADU per lot
- Limited to 800 square feet.
- Limits on height, setbacks, and lot coverage
- Primary or accessory unit to be owner occupied



Questions or Comments?

THANK YOU