

UNIVERSAL RESIDENTIAL DESIGN ORDINANCE REVISIONS

COMMISSION ON PERSONS WITH DISABILITY

MAY 14, 2025



WHAT IS REQUIRED BY THE ORDINANCE?

Visitability

- Applies to 100% of units.
- Accessible entry to limited accessible rooms.



Universal Design

- Applies to 30% of units.
- Accessible entry to expansive accessible rooms.



PURPOSE OF REVISIONS

Implement Streamlining & Update References

- General Plan Policy LU-24 calls for annual review of the City's Universal Residential Design Ordinance.
- The current Ordinance creates a constraint on certain types of development.
- Exemptions added to recognize current permitting process.
- Decision making authority revised for consistency and coordination with Building Department.
- Also addresses obsolete references and titles.

TEXT OF THE AMENDMENT

- Two new exemptions intended to target townhouse/rowhouse style development
- Revision to the decision-making authority regarding waiver determinations re: undue financial hardships
- Revision of checklist approval authority to streamline decision making process.
- Correction of obsolete department names and titles.

Exemption Matrix

	150+ square feet of habitable space on the first story	<150 square feet of habitable space on the first story
<10 Units	<p>No exemptions apply.</p> <p>Waiver or Density Bonus required for relief</p>	<p>Exemption 7.a.</p> <p>Still require:</p> <ul style="list-style-type: none"> • Blocking within walls • Accessible open space • Optional features requirements.
10+ Units	<p>No exemptions apply.</p> <p>Waiver required for relief</p>	<p>Exemption 7.b.</p> <p>Still require:</p> <ul style="list-style-type: none"> • Blocking within walls • Accessible open space • Optional features requirements. • 30% Universal Design

DISCUSSION

Commission Questions

Public Comment

Commission Discussion