

PLANNING AND ZONING BOARD – ACCESSORY DWELLING UNIT (ADU)

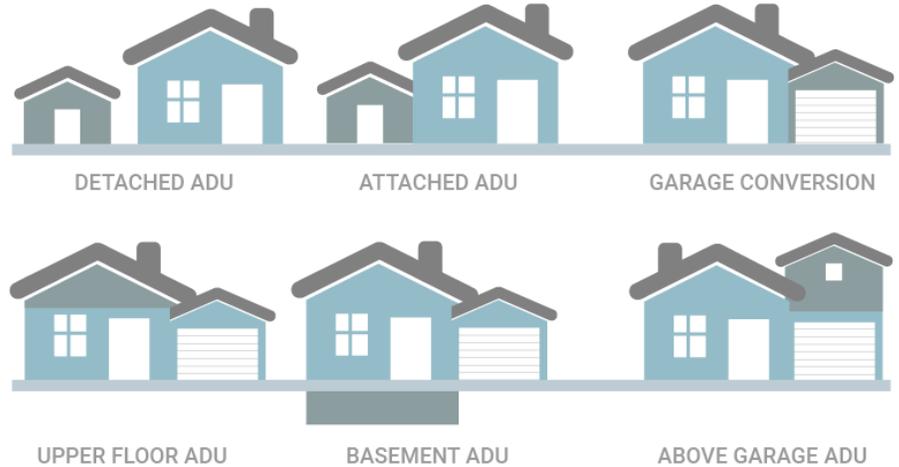
Mary Kopaskie-Brown, Planning Director

Rachel Nettles, Assistant Planning Director

Sean Pesek, Senior Planner



What is an Accessory Dwelling Unit (ADU)?



- Independent housing unit on the same property as a primary dwelling
- Accessory to and smaller than the primary dwelling
- Can be rented separately
- Can be attached, detached or converted space (e.g., garage)
- Can be stick framing, modular, or factory-built

Benefits of ADUs

- Increases housing supply
- Provides smaller, more affordable units
- Additional source of income for homeowners
- Allows older residents to age in place
- Offers caretaker opportunities for families





Current Zoning Code Regulations

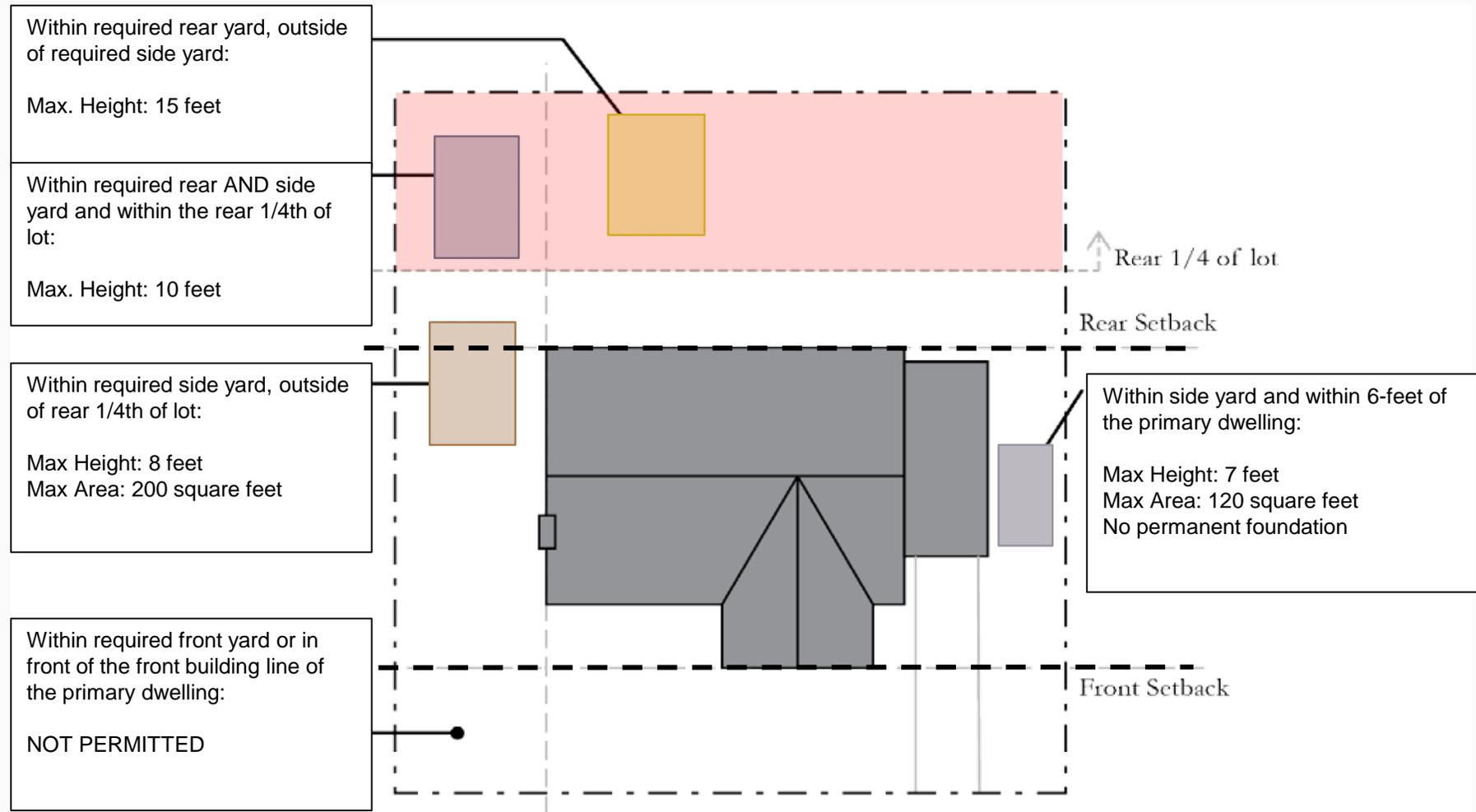
Current Zoning Ordinance Regulations

- Permitted in most residential zones (except RSL and RM-5)
- One ADU permitted per lot
- Must be architecturally compatible with the primary dwelling
- Requires a separate entrance
- May be accessible from the primary dwelling
- May be rented, including short-term rentals
- Subject to the maximum lot coverage requirements
- No additional parking required for an ADU

Current Zoning Ordinance Regulations

- Maximum Size
 - 30% of the gross floor area (GFA) of primary dwelling
 - Within the Town Center Redevelopment Area or an Infill District may be 50% of the GFA of the primary dwelling
- Required Setbacks
 - Attached ADU - follow setbacks for the underlying zoning district
 - Detached ADU - follow the setback requirements for Detached Accessory Buildings (Section 11-30-17)
- Maximum Height
 - Attached ADU – follow height requirement of the underlying zoning district
 - Detached ADU – varies (based on location in backyard)

Current Detached Accessory Structure Height Requirements





Proposed Zoning Code Regulations

Proposed Text Amendments

Increase permissible zoning districts

- Allow in all Small Lot Single Residence (RSL) zoning districts and RM-5 district

Increase size allowance

- From- 30% of GFA of primary dwelling
- To- 75% of the GFA of the primary dwelling (up to 1,200 sf)

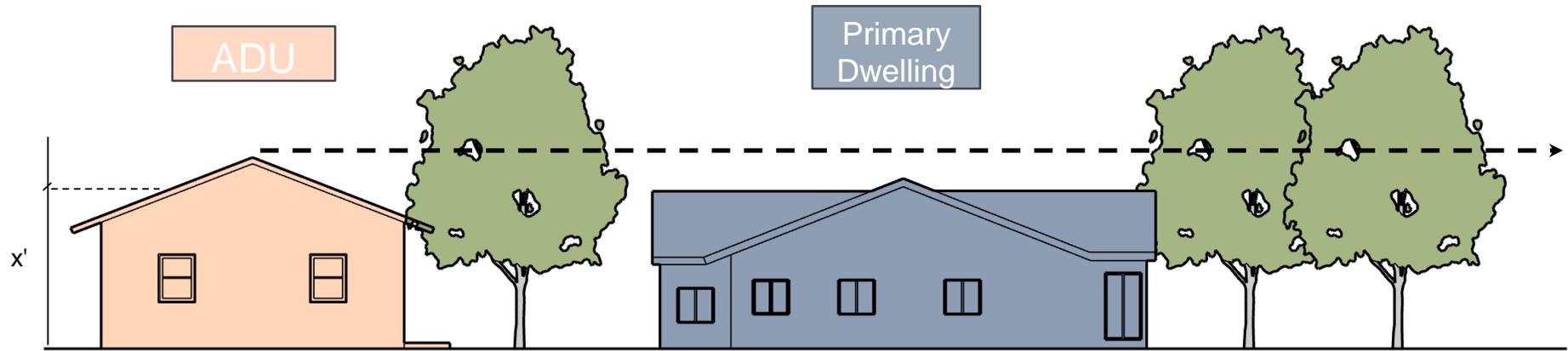
Proposed Text Amendments

Change height requirements

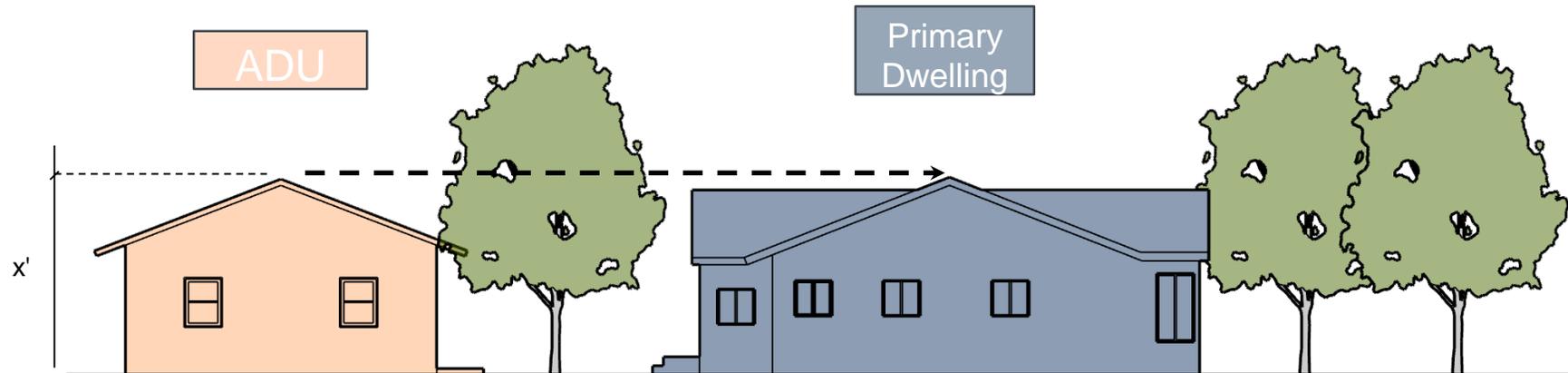
- Maximum height based on the location on the lot
- Height measured to the peak of the roof
- Detached ADU - May not exceed the height of the primary structure or the maximum height of the zoning district (whichever is less)
- Attached two-story ADU - can't exceed 160% of the height of the primary dwelling or the maximum height of the zoning district (whichever is less)

Height Measurement

Current



Proposed

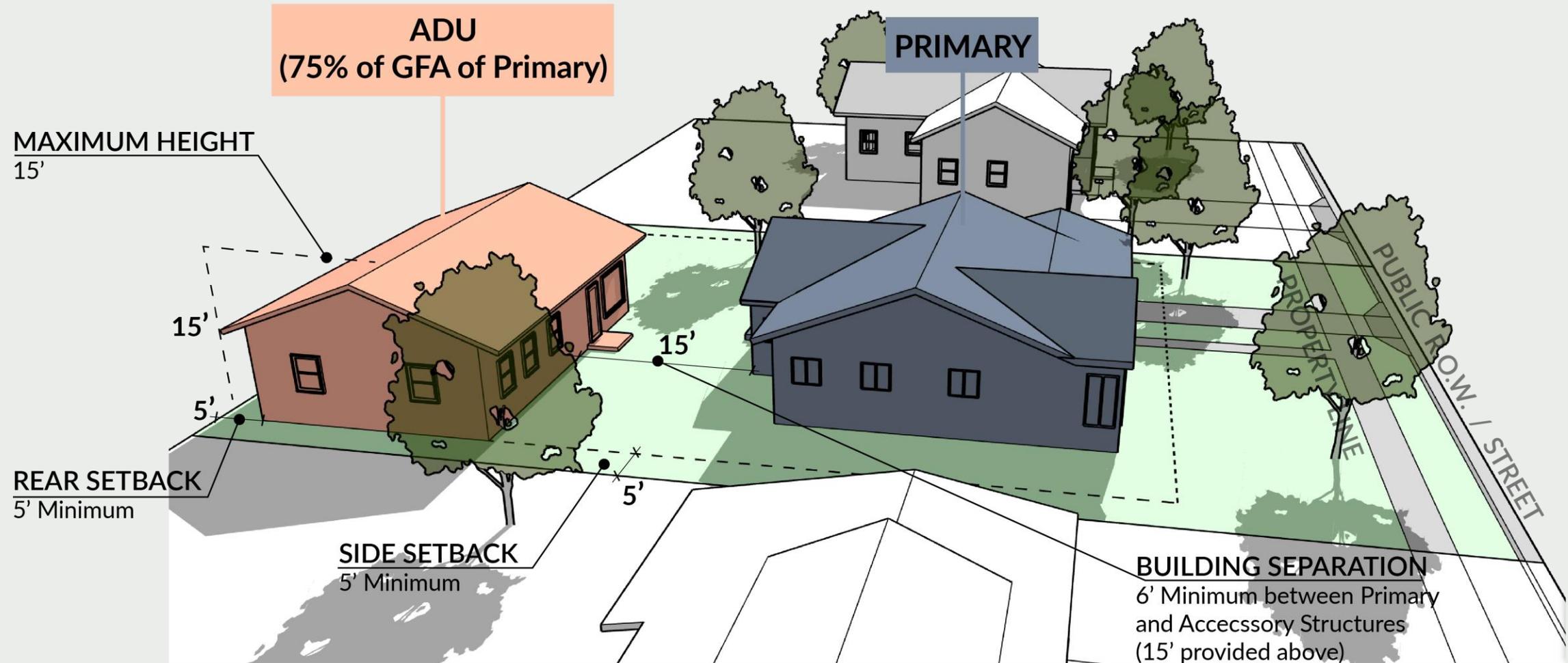


Proposed Text Amendments

Modify setbacks for detached accessory structures

- Accessory structures ≤ 200 sf
 - May locate within required rear and side yards
 - Can't exceed 8 feet in total height (measured to peak of roof)
- Accessory structures > 200 sf OR > 8 feet in total height
 - ≤ 15 feet in total height (measured to peak of roof) - must be set back 5-foot min. from side and rear property lines
 - ≥ 15 feet in total height (measured to peak of roof) - must meet setbacks for underlying zoning district

Proposed Setbacks and Height Requirement (>200sf and between 8' and 15' in height)



Proposed Setbacks and Height Requirement (>200sf and >15' height)



Proposed Text Amendments

Allow carport conversions

- Covered parking not required to be replaced elsewhere on site

Allow non-conforming structure conversions

- Existing detached accessory structures that don't meet setback requirements may be converted without altering setbacks
- Existing primary residences that don't meet setbacks may be altered to include an ADU

Proposed State Legislation (HB 2720)

- At least one attached and one detached accessory dwelling unit are permitted on all lots or parcels where a single-family dwelling is allowed;
- A minimum of one additional detached accessory dwelling unit is allowed on a lot or parcel that is one acre or more in size, if at least one accessory dwelling unit on the lot or parcel is a restricted-affordable dwelling unit;
- A municipality may not require that an accessory dwelling unit match the exterior design, roof pitch or finishing materials of the single-family dwelling that is located on the same lot as the accessory dwelling unit;
- A municipality may not set restrictions for accessory dwelling units that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, setbacks, lot size or coverage or building frontage; and
- A municipality may not set rear or side setbacks for accessory dwelling units that are more than five feet from the property line

QUESTIONS?

