

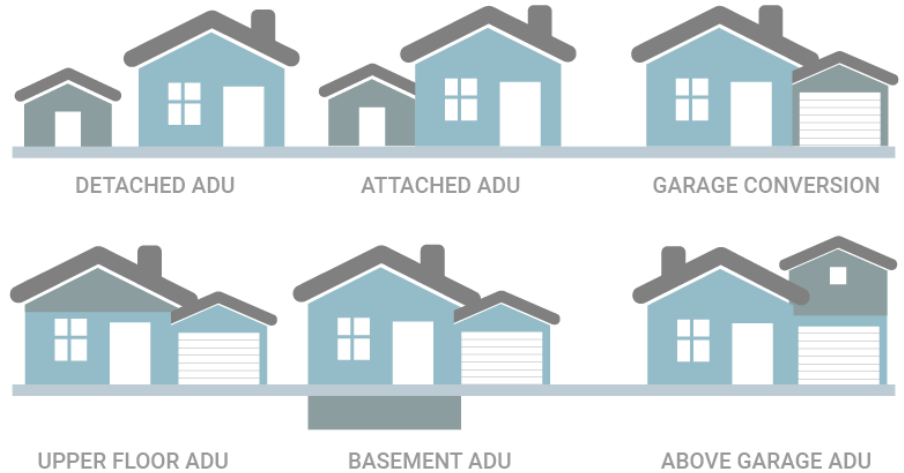
PLANNING AND ZONING BOARD – ACCESSORY DWELLING UNIT (ADU)

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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

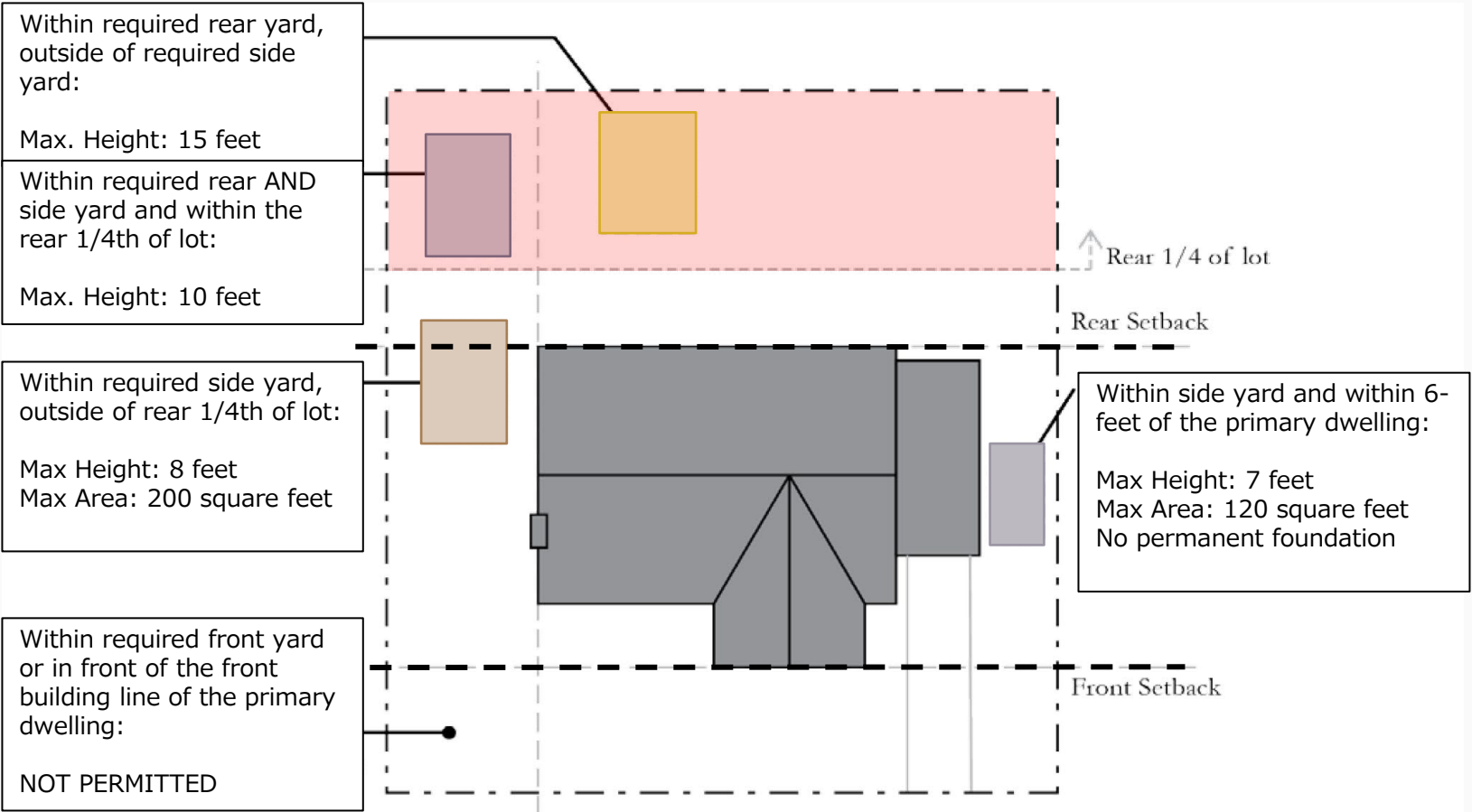
Current Zoning Ordinance Regulations

- 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
- Covered Parking Required for garage/carport conversions

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





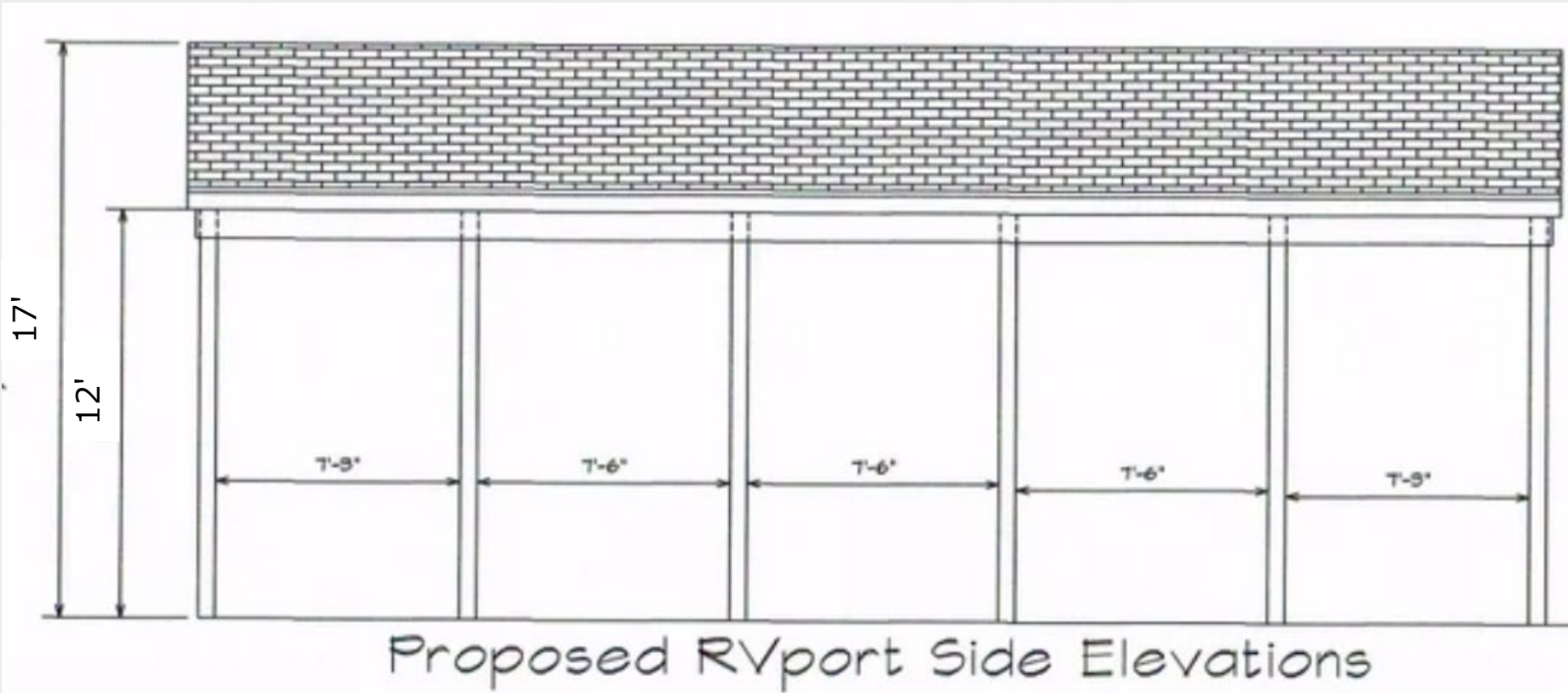
Proposed Zoning Code Regulations

Current Height Measurement

Maximum Height: Within rear $\frac{1}{4}$ lot outside side yard setback



Example



Proposed Height Measurement



Proposed Text Amendments (ADUs)

- Increase permissible zoning districts
 - Allow in all Small Lot Single Residence (RSL) zoning districts
- Increase size allowance
 - From- 30% of GFA of primary dwelling
 - To- 75% of the GFA of the primary dwelling (up to 1,200 sf)

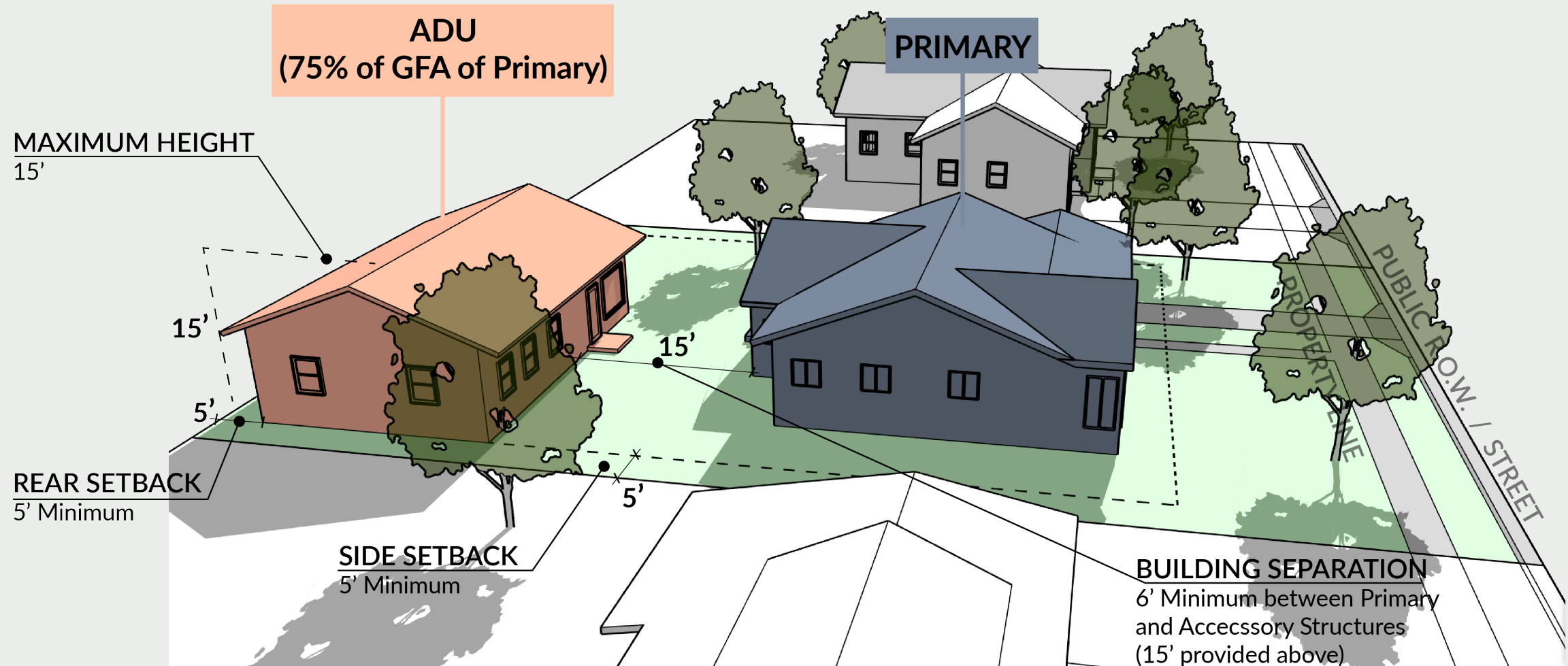
Proposed Text Amendments (ADUs)

- Change height requirements
 - Attached ADUs
 - Single story ADU can't exceed the height of the primary structure or the maximum height of the zoning district (whichever is less)
 - 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)

Proposed Text Amendments (Detached Accessory Structures)

- Clarify required setbacks for detached accessory structures (includes detached ADUs)
 - ≤ 200 sf
 - May locate within required rear and side yards
 - Allowed up to 8 feet in total height (measured to peak of roof)
 - > 200 sf OR > 8 feet in total height
 - Must be set-back 5-foot min. from side and rear property lines
 - Can't exceed 15 feet in total height (measured to peak of roof)
 - Maintain min. 6' separation from primary residence

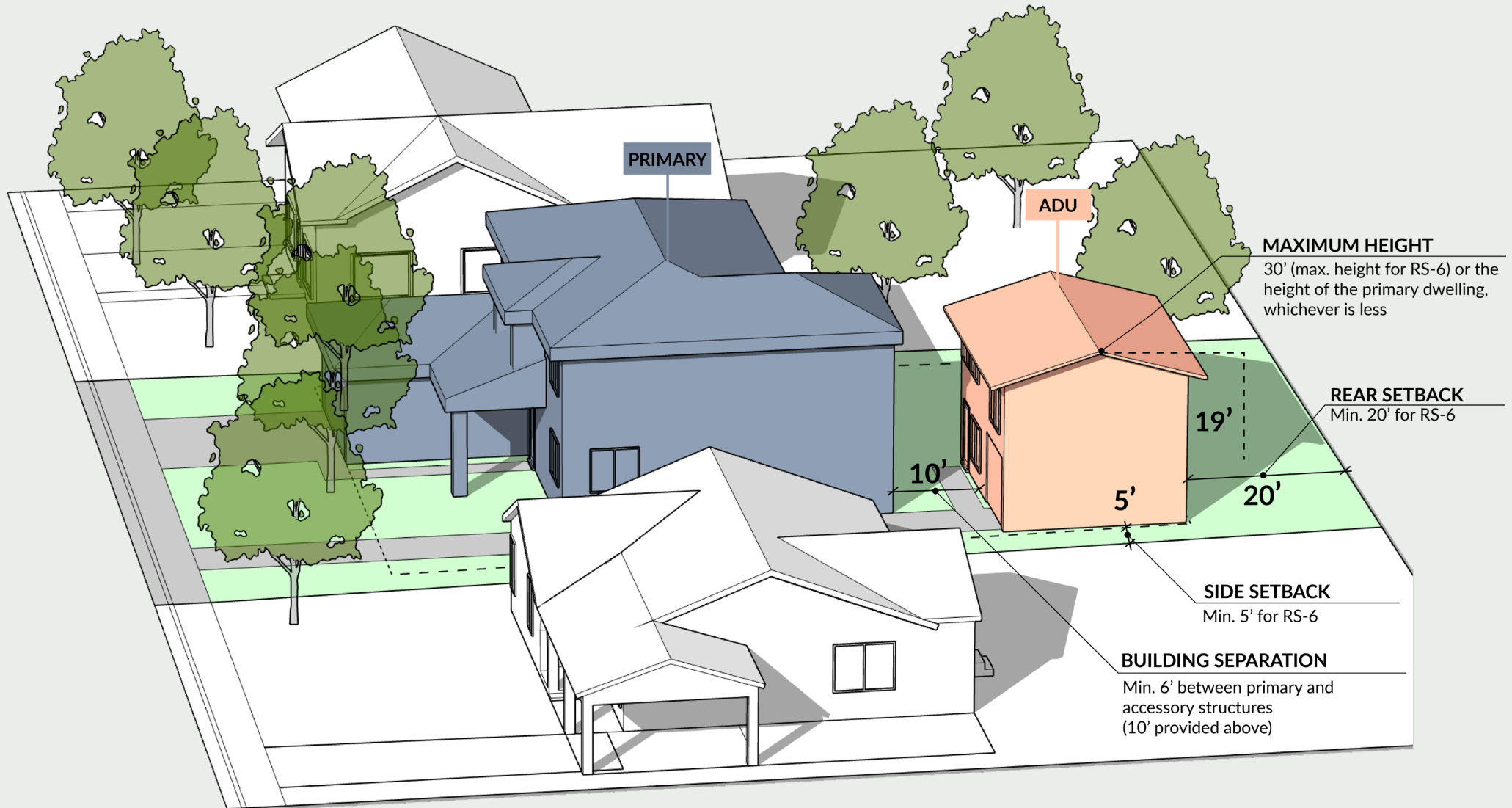
Proposed Setbacks and Height Requirement (>200sf and between 8' and 15' in height)



Proposed Text Amendments (Detached Accessory Structures)

- >15' in total height (measured to peak of roof)
 - Must meet the required side, street side, and rear yard setbacks of the underlying zoning district (e.g., R-6)
 - Height shall not exceed the maximum building height of the underlying zoning district OR the height of the primary residence, whichever is less

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



Proposed Text Amendments

- Covered parking not required for carport/garage conversions
- Exceptions for 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

Anticipated Timeline



QUESTIONS?



2/29/2024