



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: Sally Nash, Director of Planning and Zoning

Date: March 18, 2021

Subject: O-9-21 Accessory Dwelling Units

The purpose of Ordinance O-9-21 is to allow accessory dwelling units (ADU) in all zoning districts that allow single-family dwellings. An ADU is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes, additions to new or existing homes, or stand-alone accessory structures.

This ordinance requires that a report to the Planning Commission stating the number and location of accessory dwelling units be prepared at least once a year. The use is also governed by specific standards:

- A maximum of one accessory dwelling unit may be established on any one lot.
- An accessory dwelling unit may be established within a primary structure or within an accessory structure.
- Each accessory dwelling unit shall have its own separate ingress and egress.
- The maximum size of any accessory dwelling unit is 850 square feet of livable space.
- One off-street parking space is required for every accessory dwelling unit.
- A rental license for any accessory dwelling unit is required in accordance with chapter 17.44.
- A short-term rental operating license pursuant to Chapter 17.44 may not be issued for the accessory dwelling unit or the principal structure.

Prepared by Sally Nash, Director of Planning and Zoning