

*PC public hearing draft of text amendments.*

*Black is original text. Red denotes changes to the existing zoning ordinance text.*

Amend:

### 5.1 Definitions

(1) Accessory ~~apartment~~Dwelling Unit (ADU). A dwelling unit for not more than ~~2 persons~~1 family or 2 unrelated persons which is an integral part of a 1-family detached dwelling, or is included, all or in part, of a legal detached accessory structure.

5:10.2 R1A, R1B, R1c, R1D, R1E single-family dwelling district

Revised draft

Move:

from (3) *Special exception uses pursuant to section 5:104 €*  
to (4) Permitted accessory uses (d)

Amend:

Purpose: Accessory dwelling units are allowed in certain districts to enable a new housing prototype that respects the look and scale of single-family neighborhoods while  
a. supporting more efficient use of existing housing stock and infrastructure;  
b. provide housing that responds to changing family needs, smaller households, and increasing housing costs  
c. provide accessible housing for seniors and persons with disabilities; and  
d. supports affordable housing goals

One accessory ~~apartment~~dwelling unit (ADU), subject to the following standards:

1. ADUs are permitted on a parcel with a single family dwelling only.

~~1.2.~~ \_\_\_\_\_ The owner in which the accessory apartment is created shall occupy one of the dwelling units, except for temporary absences not to exceed a combined total 6 months in a calendar year.

~~2.3.~~ \_\_\_\_\_ The accessory apartment ADU shall be designed so that the appearance of the building remains that of a 1single-family residence or detached accessory structure such as a garage or carriage house. Any new entrances shall be located on the side or in the rear of the building and any additions shall not increase the square footage of the original house by more than 10%.

~~3.4.~~ \_\_\_\_\_ The accessory apartment shall not exceed 25% of the entire floor area of the structure, nor shall it be greater than 600 square feet. The minimum lot area

for an ADU is 5,000 square feet, and the maximum size of an ADU with that lot area is 600 square feet in gross floor area, or the size of the gross floor area of the ground floor area of the primary dwelling, whichever is less. If the lot area is 7,200 square feet or greater, the maximum size of an ADU is 800 square feet in gross floor area, or the size of the gross floor area of the ground floor of the primary structure, whichever is less.

~~4. The dwelling to which an accessory apartment is to be added must be owner-occupied and have been owner-occupied by the current owner for the 12 calendar months preceding the date of application.~~

~~5. No rent shall be paid for the accessory apartment.~~

~~6.5. The accessory apartment ADU shall not be occupied only by persons related by blood, marriage or adoption to the family occupying the principal dwelling or by not more than 2 employees not related to the family occupying the principal dwelling by more than 2 related individuals and their offspring or 2 unrelated individuals.~~

~~7.6. Legally conforming Accessory-accessory buildings constructed before December 31, 2016 may not be converted for ADU-accessory apartment use. Existing legal accessory buildings constructed before December 31, 2016 and over 200 square feet may be demolished and rebuilt to include an ADU.~~

~~8.7. The total number of persons residing in the primary and accessory dwelling units combined building shall not exceed the occupancy permitted by section 5:7 for a single-family housing unit.~~

~~9.8. At least 3-1 off-street parking spaces shall be provided for the dwelling and accessory apartment for the ADU unless the property is within 1/4 mile of a bus stop, then no additional parking space is required. Tandem or stacked parking in a driveway can count toward the off street parking requirement if not located in the required front yard setback.~~

~~9. All ADUs are subject to regular housing inspections per section 8:511.~~

~~10. Leasing or rental of the ADU for less than thirty (30) days shall be prohibited.~~

~~10.11. A deed restriction noting all the above requirements shall be filed with the register of deeds, prior to occupancy.~~