

Accessory Dwellings

Accessory Dwelling Working Group Draft 4-18-17

	Element	Approved by County Board	Issues	Draft Proposal
1	Type of Unit	Interior ADs only	Unable to turn a detached garage into an AD	<p>Allow detached accessory dwellings</p> <ul style="list-style-type: none"> Accessory dwelling can only be up to 1 ½ stories Follow current requirements for 1 and 1 ½ story accessory buildings: <ul style="list-style-type: none"> Interior lot setbacks = 1' from rear and sides and 8' from principle dwelling Corner lot setbacks = 25' from corner street, 10' from rear, 1' from interior lot line and 8' from principle dwelling Footprint cap in R-5 and R-6 districts = 560 sq. ft. and 650 sq. ft. in all other districts Must follow all other requirements (size, occupancy limit, owner occupancy, etc.) for interior accessory dwellings
2	Type of House	Allow in one-family dwellings in all R districts (does not include RA districts)	Townhouses are not allowed	<ul style="list-style-type: none"> Allow in townhomes with same requirements as interior accessory dwellings
3	Lot Area & Width	Minimum lot width of 50' and lot must conform to all regulations of its zoning district.		<ul style="list-style-type: none"> Remove minimum lot width and remove lot must conform to all regulations of its zoning district
4	Approval Process	Interior: Administrative process Detached: N/A		<ul style="list-style-type: none"> Administrative process for interior and detached
5	Size Limits	Interior: Maximum of 750 sq. ft. or 1/3 the size of the house and AD combined, <i>whichever is less</i> Detached: N/A	If converting a space, like a basement, that is larger than 750 sq. ft. then you need to partition off part of the space.	<ul style="list-style-type: none"> 35% of GFA up to a maximum of 1,000 square feet
6	Owner Occupancy Requirement	Yes; no waivers allowed, owner has to have lived in home at least a year	New home builders would like to be able to create single-family homes with an AD	<ul style="list-style-type: none"> Either principle dwelling or AD must be occupied by the owner Remove owner has to have lived in home at least a year
7	Maximum Occupancy	Maximum of 2 occupants	Doesn't allow for a couple with a young child.	<ul style="list-style-type: none"> Maximum of 3 occupants
8	Owner provision of access for code enforcement staff	Owner agrees to cooperate with Code Enforcement staff for annual inspections and for complaints.		<ul style="list-style-type: none"> Leave as is
9	Deed Covenant	Required	Obtaining financing for a rental unit is problematic if the bank charges commercial rates rather than the residential rate	<ul style="list-style-type: none"> Remove Deed Covenant requirement Identify a mechanism that alerts new homeowner to AD requirements

10	Certificate of Occupancy	Required at initial occupancy		<ul style="list-style-type: none"> Require at initial occupancy Remove from list of elements since the certificate of occupancy is already required
11	Affidavit of Compliance	Required at initial occupancy and whenever new tenant(s) move in		<ul style="list-style-type: none"> Require at initial occupancy only
12	Parking Requirements	Parking survey required; parking requirements if over 65% parked	No process devised to perform the required parking survey should someone wish to have an AD who has no off street parking	<ul style="list-style-type: none"> Remove parking survey option You must have and maintain an existing off-street space in order to create an AD If there is no off-street space, you need to create one
13	Design Guidelines	<ul style="list-style-type: none"> -AD door cannot be on the same side of house as the main entrance. -AD on corner lot cannot have its entrance visible from street -Exterior stairs to 2nd floor dwelling cannot be visible from the street 	Single family homes are allowed to have two entrances on the front side of the house, but you can't have the AD door on the same side as the main entrance.	<ul style="list-style-type: none"> AD door cannot be on the same side of house as the main entrance AD on a corner lot can have its entrance visible from the street Exterior stairs to 2nd floor AD can be visible from street (stairs cannot be located on front of property)
14	Home Occupations	In AD, home occupations other than contractor are allowed with permit.		<ul style="list-style-type: none"> Home occupations are permitted Contractors are permitted, cannot have a contractor in both the main dwelling and the accessory dwelling
15	Annual Limit	28 per year		<ul style="list-style-type: none"> Remove Limit