

Accessory Dwellings

| Accessory Dwelling Working Group Draft Recommendations 2-28-17 | | | | |
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| | Element | Approved by County Board | Issues | Draft Recommendation |
| 1 | Type of Unit | Interior ADs only | Unable to turn a detached garage into an AD | |
| 2 | Type of House | Allow in single-family houses only. | Townhouses are not allowed | |
| 3 | Lot Area & Width | Lot must meet minimum requirements of its zoning district. | | |
| 4 | Approval Process | Interior: Administrative process Exterior: N/A | | |
| 5 | Size Limits | Interior: Maximum of 750 sq. ft. or 1/3 the size of the house and AD combined, whichever is less Exterior: 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. | |
| 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 | |
| 7 | Maximum Occupancy | Maximum of 2 occupants | Doesn't allow for a couple with a young child. | |
| 8 | Owner provision of access for code enforcement staff | Owner agrees to cooperate with Code Enforcement staff for annual inspections and for complaints. | | |
| 9 | Deed Covenant | Required | Obtaining financing for a rental unit is problematic if the bank charges commercial rates rather than the residential rate | |
| 10 | Certificate of Occupancy | Required at initial occupancy and whenever new tenant(s) move in | | |

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| 11 | Affidavit with Tenant Identification Information | Required at initial occupancy and whenever new tenant(s) move in | | |
| 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 | |
| 14 | Public Notification | Interior: Recordation in Real Estate Database | | |
| 15 | Design Guidelines | -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 2 nd 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. | |
| 16 | Home Occupations | In AD, home occupations other than contractor are allowed with permit. | | |
| 17 | Annual Reports | Yes | | |
| 18 | Annual Limit | 28 per year | | |
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