

Accessory Dwelling Unit Sections 2.1.1 & 3.1.12 Amendment

03.19.26

Land Use Committee Presentation

Key Changes

- Introduces two options for building setbacks (new construction vs. utilization of a pre-existing structure)
 - Opens opportunities to repurpose existing resources (e.g., carport), and increase opportunities for incremental housing development
 - Allows smaller parcels with less buildable space behind the primary structure to consider building an accessory dwelling unit
- Increased maximum width and depth for accessory dwelling units
 - Changing dimensions allow more pre-fabricated accessory dwelling unit models to be compliant with local dimensional requirements
 - Pre-fabricated units reduce construction costs for accessory dwelling units versus site-built structures
- Increase the maximum floor plate and number of stories permitted
 - Increase livable space for residents to make full use of a second floor versus current regulations permitting 1.5 stories

Goals

- Allow for greater flexibility around the size of accessory dwelling units and methods of construction used (e.g., pre-fabricated homes)
 - Increasing livable space
 - Reduce barriers to pre-fabricated accessory dwelling units
- Allow for the renovation/conversion of pre-existing structures into accessory dwelling units
 - Increase opportunities for accessory dwelling units on size constrained lots
 - Allows for a sustainable repurposing of existing structures

