

Accessory Dwellings

Accessory Dwelling Working Group Draft Recommendations 3-15-17				
	Element	Approved by County Board	Issues	Comment or Option Discussed
1	Type of Unit	Interior ADs only	Unable to turn a detached garage into an AD	Comments: <ul style="list-style-type: none"> Need to know which zoning districts allow accessory dwellings currently
2	Type of House	Allow in single-family houses only.	Townhouses are not allowed	Element skipped
3	Lot Area & Width	Lot must meet minimum requirements of its zoning district.		Comments: <ul style="list-style-type: none"> If you can add an addition than you should be able to do an accessory dwelling
4	Approval Process	Interior: Administrative process Detached: N/A		Options: <ul style="list-style-type: none"> OK with leaving it as an administrative process for interior
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.	Comments: <ul style="list-style-type: none"> Is 49% of GFA truly accessory? Discussed if it should be allowed on two floors, no resolution Would be good to look at other jurisdictions or possible scenarios Options: <ul style="list-style-type: none"> 1/3 the size of the house or entire floor, whichever is greater, cannot exceed 49% of the GFA Up to 40% of the GFA of the house
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	Comments: <ul style="list-style-type: none"> It was asked why owner occupancy is needed if we got rid of the requirement for short term rentals Need to justify why owner requirement should be removed such as allowing more rental opportunities for older adults to age in community Look at number of single family houses that are rented now Options: <ul style="list-style-type: none"> Remove Owner occupancy requirement and requirement of having lived in the house for a year Just remove the requirement that owner has to have lived in home for a year

7	Maximum Occupancy	Maximum of 2 occupants	Doesn't allow for a couple with a young child.	Comments: <ul style="list-style-type: none"> Look at other jurisdictions for allowable number of persons
8	Owner provision of access for code enforcement staff	Owner agrees to cooperate with Code Enforcement staff for annual inspections and for complaints.		Options: <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	Element skipped
10	Certificate of Occupancy	Required at initial occupancy and whenever new tenant(s) move in		Options: <ul style="list-style-type: none"> Require at initial occupancy only Remove from list of elements since the certificate of occupancy is already required
11	Affidavit with Tenant Identification Information	Required at initial occupancy and whenever new tenant(s) move in		Comments: <ul style="list-style-type: none"> Would like to see a copy of what is currently required to be signed by applicant
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	Comments: <ul style="list-style-type: none"> Potentially limit it based on the number of zone parking passes allowed (how many passes do you get now?) Wouldn't work for non-zoned areas
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		