

HOW MIGHT THE ORDINANCE BE UPDATED?

Current requirement	Under consideration	Why?
1. Special Exemption Permit required	Change to permitted	The application cost of about \$1,750 is a barrier to development
2. Owner shall occupy either the primary residence or ADU, except for temporary absences	Add a deed restriction to maintain owner-occupancy requirement when property is sold. Define temporary absences as not to exceed 6 months	Owner-occupancy maintains neighborhood character while offering option for creating a small, single unit for family, friends and/or potential rental income
3. The accessory apartment shall be designed so that the appearance of the building remains that of a 1-family residence. 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%	No change in design requirement Remove limitation on size of additions as there will be a maximum square footage for an ADU	Maintaining the appearance of a single-family district will maintain neighborhood character If property is in the Historic District, all existing guidelines would apply to the development of an ADU, such new entrances, additions, etc.
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	Change to a maximum size of 600 square feet or the size of the primary dwelling, whichever is less	The ADU should be accessory, and should not exceed the size of the primary unit
5. No rent shall be paid for the accessory apartment.	Rent can be charged.	Not charging rent is a barrier, especially when rental income helps maintain home ownership.
6. The accessory apartment shall 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.	Occupancy not limited to family members. Maximum occupancy is 2 individuals.	This allows flexibility for a homeowner who may build a unit for a family member, but later want to rent it for income or some other combination
7. Accessory buildings may not be converted for accessory apartment use.	Allow ADUs in existing detached accessory structures.	Homeowners will have greater flexibility in developing an ADU
8. Currently provided for in the following zoning districts: R1A-R1E and R2A	No change	Provides homeowners the ability to build a unit for family or renters
9. Lot sizes – use existing district standards	Allow minimum lot size to be 5,000 sf.	In some older R1 districts, lot sizes were originally smaller, with standards increasing over time. The lowest existing single-family lot size will be applied when an ADU is approved
10. Only one ADU can be provided per parcel	No change.	
11. At least 3 off-street parking spaces shall be provided	Require 1 additional off-street space if not within ¼ mile of a bus stop	The cost of developing parking is considered a barrier. It also can remove green space in residential areas.
12. Rental inspection required only when rent is paid	All ADUs would be subject to rental inspections	The intent is to maintain compliance of the ADU over time.
13. No minimum leasing period	Minimum lease of 30 days	This new requirement is intended to prevent ADUs usage for Air BnB