



CURRENT PLANNING HOME

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SUSTAINABLE DEVELOPMENT AND CONSTRUCTION HOME

## Current Planning - Code Amendments

### Accessory Dwelling Units DCA 156-006

On June 27, 2018, City Council approved two different options, each with very specific regulations, that would allow Accessory Dwelling Units (ADUs) to be built and/or rented. However, action is required by the City (on one of the two options below) before an ADU can be built. ADUs are not allowed to be built by right in most cases.

#### 1. Board of Adjustment process: Ordinance

A property owner may file an application with the Board of Adjustment (if applicable for their property) requesting a special exception to allow an additional dwelling unit to be built and/or rented.

#### 2. Accessory Dwelling Unit (ADU) Overlay: Ordinance

A neighborhood driven process where a neighborhood would come together to submit an application to the City to create an overlay that would allow ADUs.

- Neighborhood committee consisting of at least 10 property owners within the proposed overlay area would form and provide to the department (Sustainable Development and Construction - Current Planning): List of Committee members, boundary map and plat of neighborhood or area of request.
- City staff would conduct a neighborhood meeting, with notices sent to all property owners within the area of request, and generate the petitions necessary for signature
- Neighborhood committee is responsible for gathering the signatures and submitting the petitions to the city for verification. Petitions must be signed by more than 50% of the property owners within the area of request and verified by staff in order for an application for on overlay to be considered.
- Once an application has been submitted to the department, the request for an overlay will be scheduled for City Plan Commission (CPC) consideration at a public hearing.
- If approval is recommended at CPC, it will be scheduled for City Council (CC) consideration at a public hearing.
- If CC approves, an Accessory Dwelling Unit Overlay is placed over the neighborhood and property owners may then submit necessary plans and documents to Building Inspection for permits to build an ADU.

### CONTACT INFO

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