

Updating Existing Accessory Dwelling Unit (ADU) Requirements





Fuel Our Future Plan Elements

To continue to ignite "a vibrant community ensuring the finest quality of life for all generations" over the next 20 years, the Lee's Summit community created plans around seven essential elements of a successful community.



Quality of Life
Health | Safety | Arts / Culture /
Preservation | Education | Parks & Rec



**Strong Neighborhoods &
Housing Choice**
Housing



Resilient Economy
Economic Development



Multimodal Transportation
Streets | Transit | Sidewalks & Trails



Facilities & Infrastructure
City Services



Sustainable Environment
Environment



**Land Use & Community
Design**
Land Use / Urban Design | Downtown |
Community Appearance

Types of ADUs

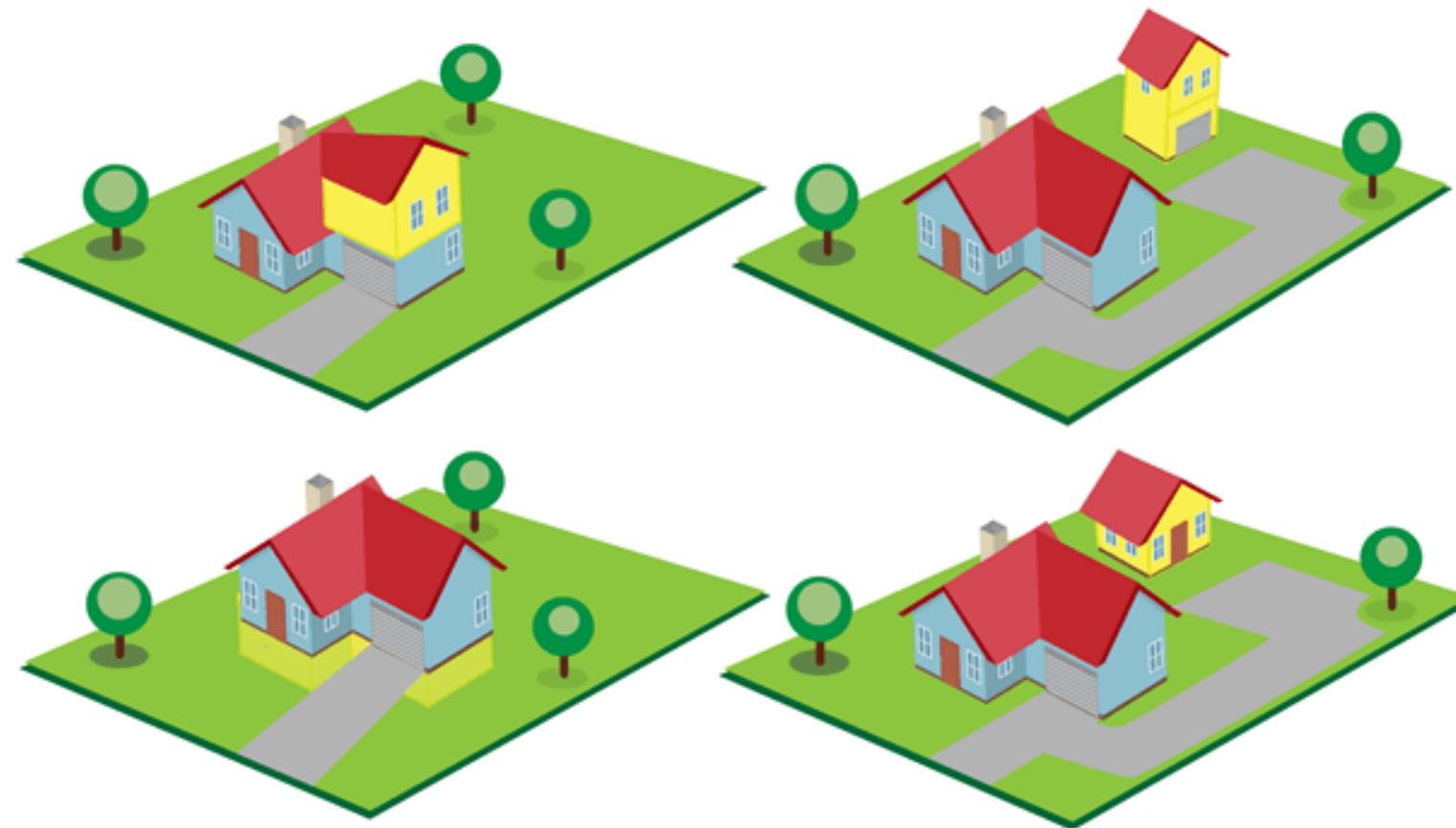


Illustration - Millcreek Utah Dept of Planning

CEDC direction from June 14, 2023

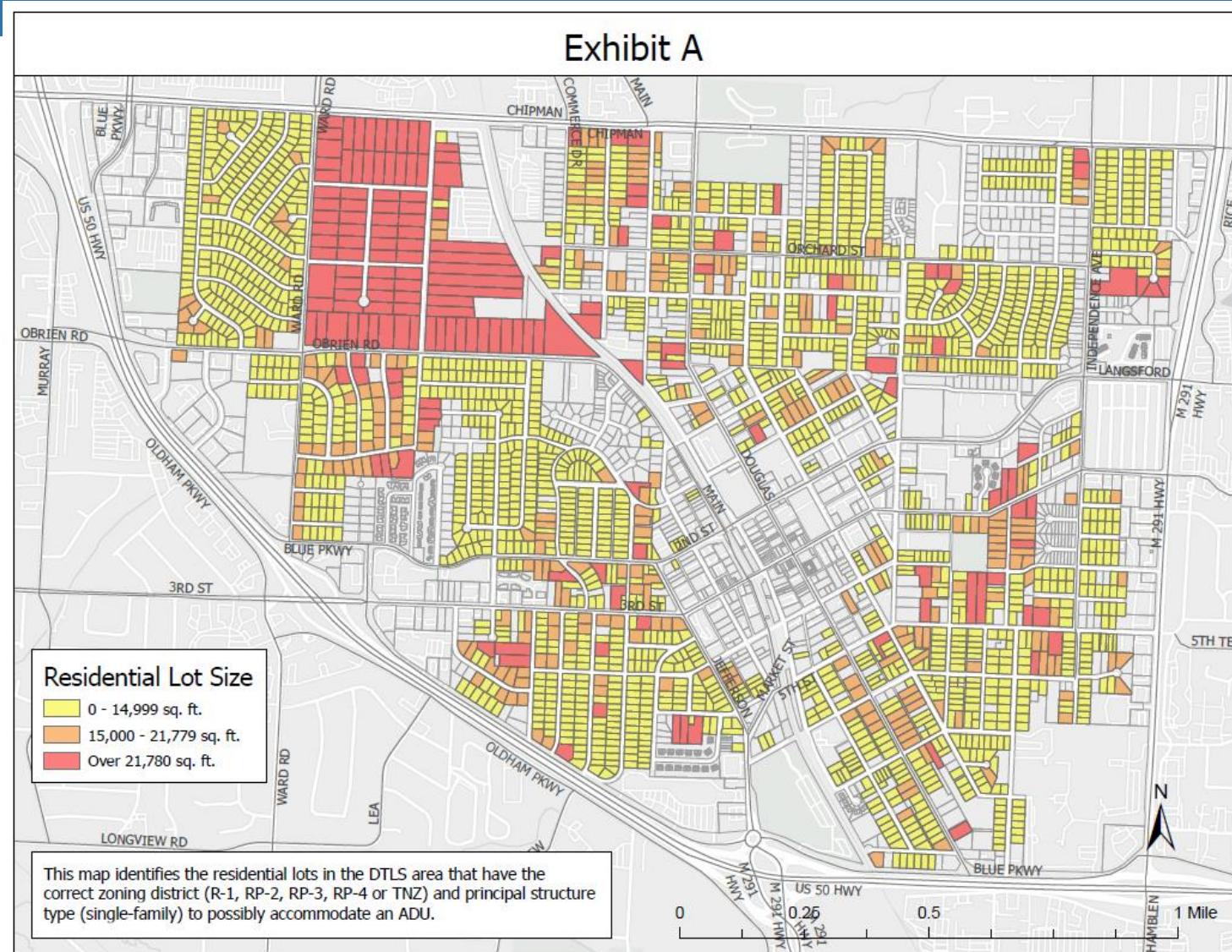
Staff was asked to provide the following:

1. A map of downtown with parcel size information.
2. Research and recommendations for ADUs located in downtown areas or districts; including exploring options minimum lot size requirements.
3. Information on how our regulations and recommendations compare with other cities and if other cities experienced a rise in permit requests with ADU code allowance.
4. Site layout examples for a small residential lot (downtown) and $\frac{1}{2}$ acre lot.



Downtown Map

Exhibit A



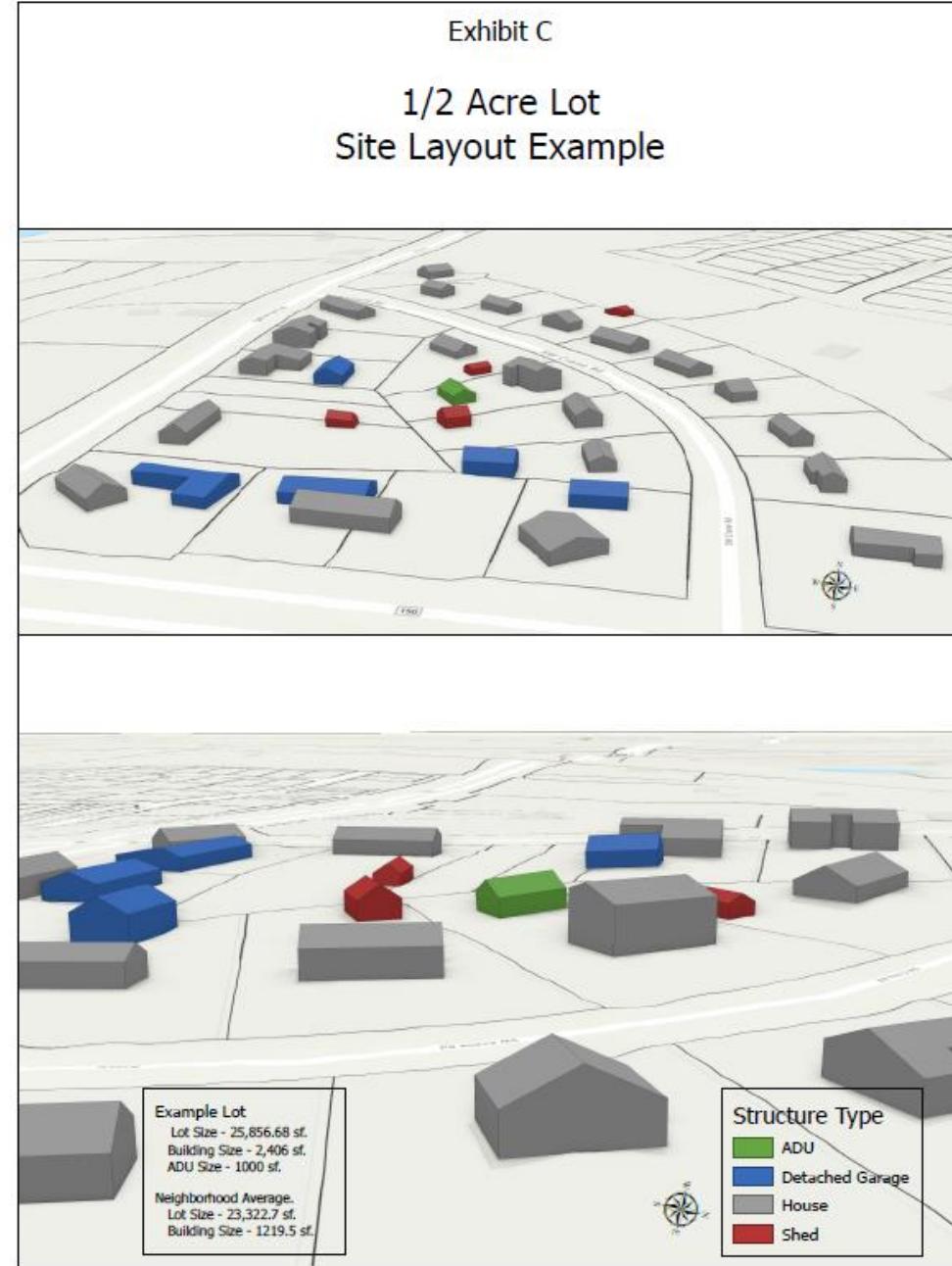
Existing Regulations in the Area

Exhibit B

Code Requirement

Municipality	District Allowed	Min. Lot Size	Max. Number of ADUs per Lot	Architecture	Max. Height	Max. ADU Size	*Min. Yard Setbacks
Lee's Summit (Existing)	ADUs, Guesthouses, Lofts - all allowed, varying districts, varying regulations	None for ADUs. 1 acre for guesthouse. Lofts above garage Min 15,000 sq ft lot in ODLS	No Limit	None	only for guesthouses	None	according to district
Blue Springs, MO	Single Family, Mixed Density, Lg Lot, Estate districts	None	1	compatible with principal structure	18 ft or 1.5 stories; not to exceed principal structure	1200 sq ft or no more than 50% of principal structure, whichever is less. (also counts toward total lot coverage)	5 ft behind rear building line of principal structure. 5 ft side/20 feet rear unless in estate lots.
Overland Park, KS	Downtown and Residential Johnson Co zonings	None	1	compatible with principal structure	Cannot to exceed the principal structure	No more than 50% of principal structure	according to district
Olathe, KS	All Residential, Downtown or Planned Districts	None	1	compatible with principal structure	2 stories or height of principal structure	1,000 sq ft or no more than 50% of principal structure; whichever is less.	6 ft behind principal structure, 10 ft from rear property line and side setbacks according to district
Lee's Summit (Proposed)	All Residential Districts, AG, TNZ, or all Residential Lots in ODLSAG	if less than 1/2 acre then PDP required.	1	compatible with principal structure	Cannot exceed principal structure	1,000 sq ft or no more than 50% of principal structure; whichever is less. (also counts towards 60% max lot coverage for all improvements on site). 500 sq ft or no more than 50% if in ODLS w/ less than 15,000 sq ft lot	6 ft behind principal structure, 20 ft rear setback, side in accordance to the district

ADU layout example



ADU layout example

Exhibit C

Downtown Lee's Summit Site Layout Example



Update since June 14, 2023

Exhibit D

Sec. 6.1350. Residential districts—Permitted accessory uses and structures.

2. Structure Size and Lot Coverage:

- a. An ADU will not exceed a gross floor area of one thousand (1,000) square feet or more than fifty (50) percent of the principal structure's floor area, whichever is less with the following exception:**

i. for residential lots located in Old Downtown Lee's Summit which are less than 15,000 square feet in size, an ADU will not exceed 500 square feet or more than fifty (50) percent of the principal structure's floor area, whichever is less.



Detached/Garage Conversion ADU examples



ADU Example Rendering



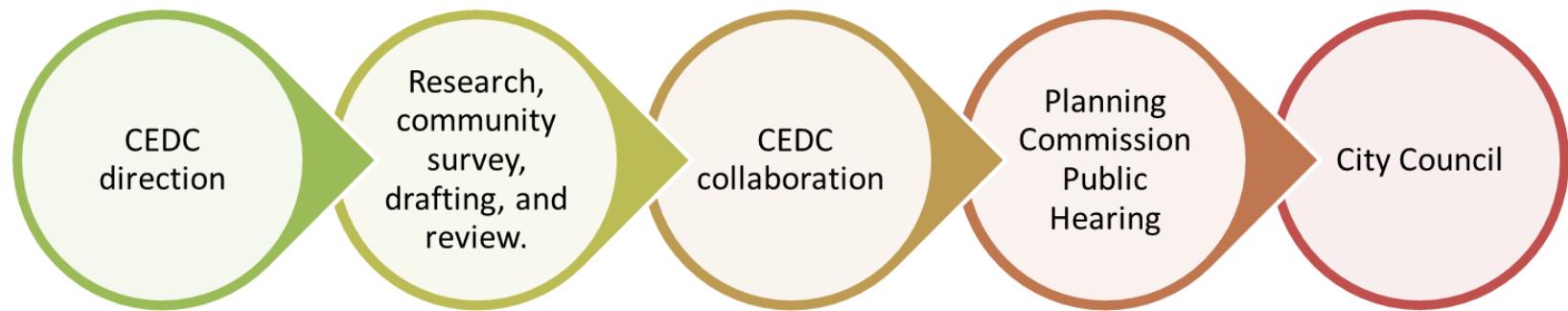
Recommendation

Draft language be used to begin the public hearing process to:

- Improves clarity in requirements.
- Includes design, height, size restrictions, and other protections to existing neighborhoods which does not currently exist.
- Advance goals for Housing Choice/Diversity of the Ignite! Comprehensive Plan.



Recommendation



CEDC - August 9, 2023

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