

Accessory Dwelling Units





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



Strong Neighborhoods & Housing Choice



1.0
OVERVIEW

2.0
PLAN FRAMEWORK

3.0
ELEMENT CONTEXT

4.0
IMPLEMENTATION

3.2 STRONG NEIGHBORHOODS & HOUSING CHOICE

Goal 3.2.A. Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.



[Dashboard \(cityofls.net\)](http://cityofls.net)



Accessory Dwelling Unit Discussions

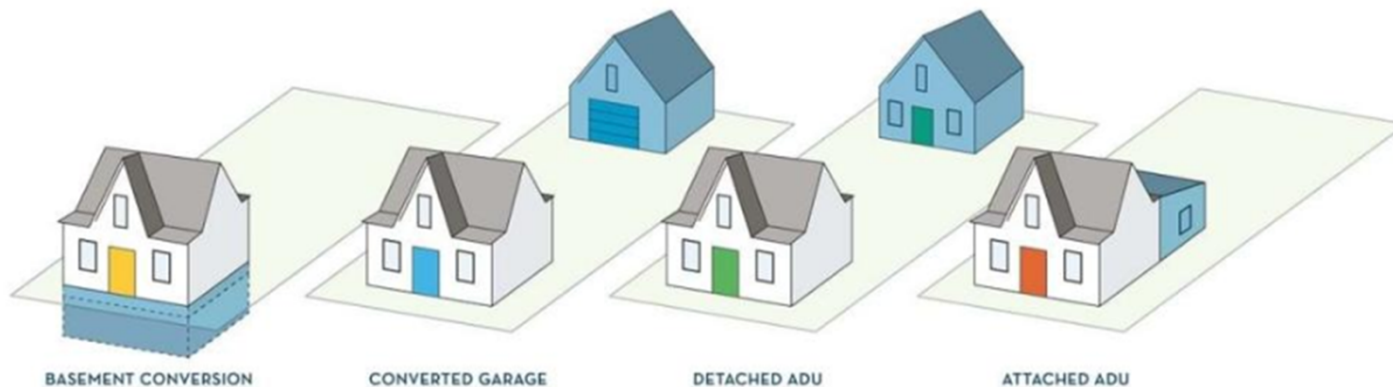
Community and Economic
Development Committee (CEDC)
Meeting Dates

February 9, 2022
November 9, 2022
February 8, 2023
April 12, 2023



Updates/Requested information from April 12, 2023, Meeting

- *Created sections for clarity in requirements, included map of ODLS, updated verbiage to improve readability.*
- *Any data/research on property value impacts on neighboring properties?*
- *Update location allowance to properties:*
 - *located in Old Downtown Lee's Summit*
 - *½ acre in size or larger and zoned AG, RDR, RLL, RP-1, R-1*





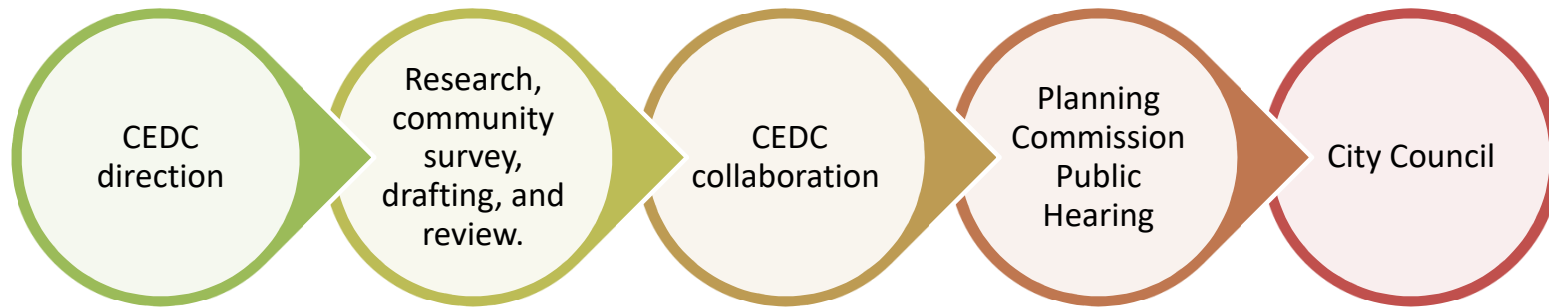
Accessory Dwelling Unit Current & Proposed Regulations

<i>Current Requirement</i>	<i>Proposed Requirement</i>
Zoning: different for guesthouses, lofts, and lofts above garage.	Zoning: All residential zoning with PDP approval; or on ½ acre or larger lots that are zoned AG, RDR, RLL, R-1 or RP-1; or on a single-family lot located in ODLS.
Setbacks: prohibited in the front yard setback. Same setbacks as for a principal structure when attached to a principal structure or same as for an accessory structure when attached to an accessory structure.	Prohibited in front yard setback. Must be set back at least 6 ft behind front of principal structure and atleast 20 ft from rear lot lines. All other zoning district setbacks apply.
No height limitation for laterally attached to an accessory structure or above a garage or barn.	Cannot exceed height of principal structure
In AG district: 1 loft dwelling unit above each structure; not to exceed 3. No maximum in other districts.	1 per lot
No size restriction	Cannot exceed 1,000 sf gross floor area or more than 50% principal structure; whichever is less.
60% max impervious coverage	Same
Can be used as a short-term rental.	Used as a short-term rental prohibited.
No architectural or design requirements	ADU must be architecturally compatible with principal structure and neighborhood thru use of similar materials, color, and design.





ADU Ordinance Update Process



Accessory Dwelling Units



Photo credit City of Chico



Community and Economic Development Committee June 14, 2023