

Legislation Details (With Text)

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Accessory Dwelling Unit (ADUs) Presentation and Discussion

Issue/Request:

The 2020 Ignite Comprehensive Plan identified seven (7) Future Plan Elements designed to ignite “a vibrant community ensuring the finest quality of life for all generations” for the next 20 years. One of the elements is identified as “Strong Neighborhoods & Housing Choice”. The purpose of this element is in part to help identify ways to maintain thriving, quality neighborhoods and connecting a diversity of residents throughout the community. Strong neighborhoods and diverse housing choices attract new residents and provide affordable housing options for families, young professionals, hourly workers, empty nesters, and people with different abilities from all generations, cultures and backgrounds.

One approach to help achieve these goals identified for the “future plan element” is to allow for Accessory Dwelling Units (ADUs) throughout the community. An internal, attached and detached ADUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods. Homes associations can prohibit, but the City could make allowances for this use in all Residential Category 1 land use categories.

An ADU is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites and granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).

Jennifer Thompson, Senior Planner

Committee Recommendation: