

File Number 240999. A substitute ordinance relating to zoning regulation for accessory dwelling units.

Accessory Dwelling Units are proposed to be a Limited Use subject to the following limited use standards:

f-1. Only one accessory dwelling unit shall be located on the parcel.

f-2. The parcel shall contain a single-family or 2-family dwelling.

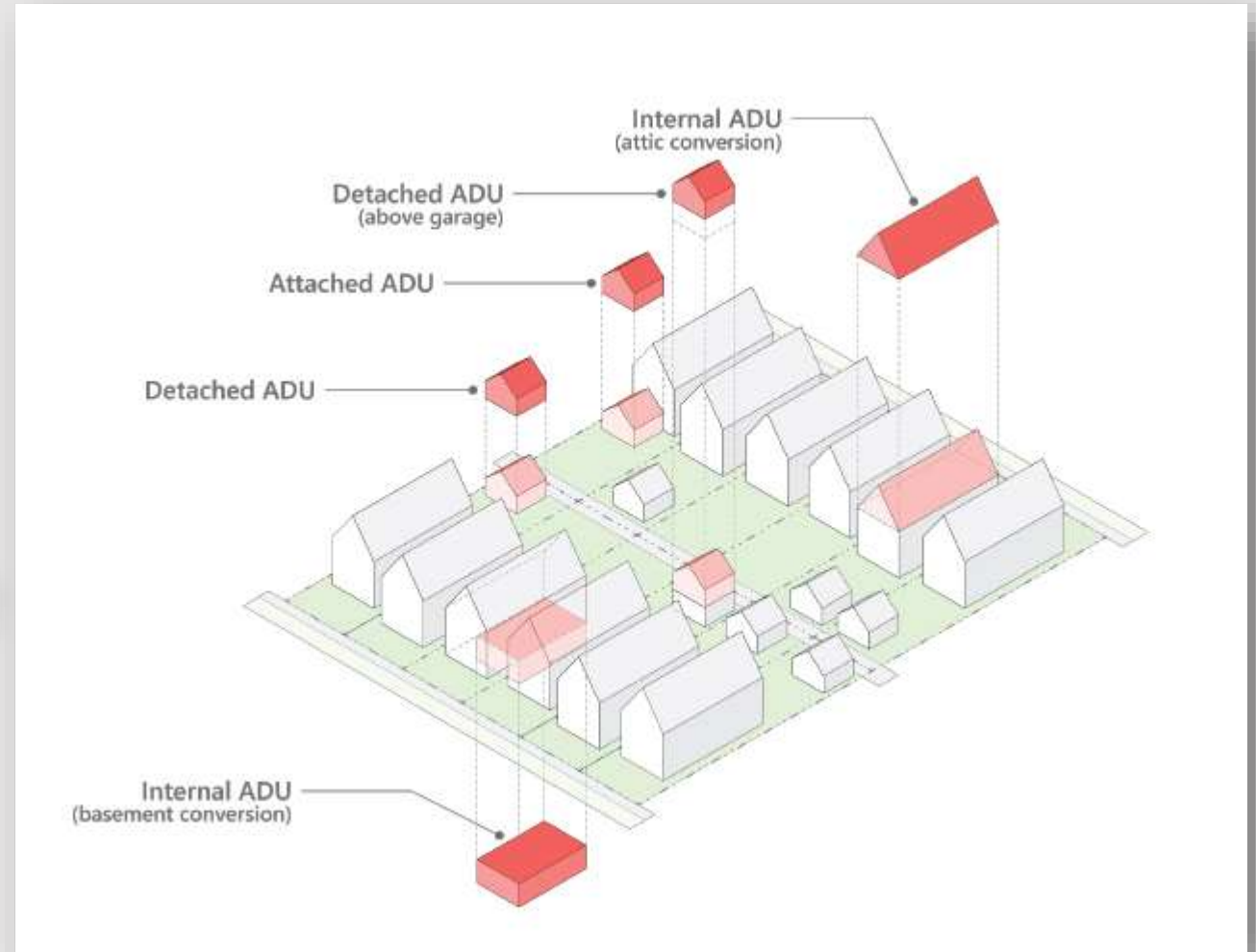
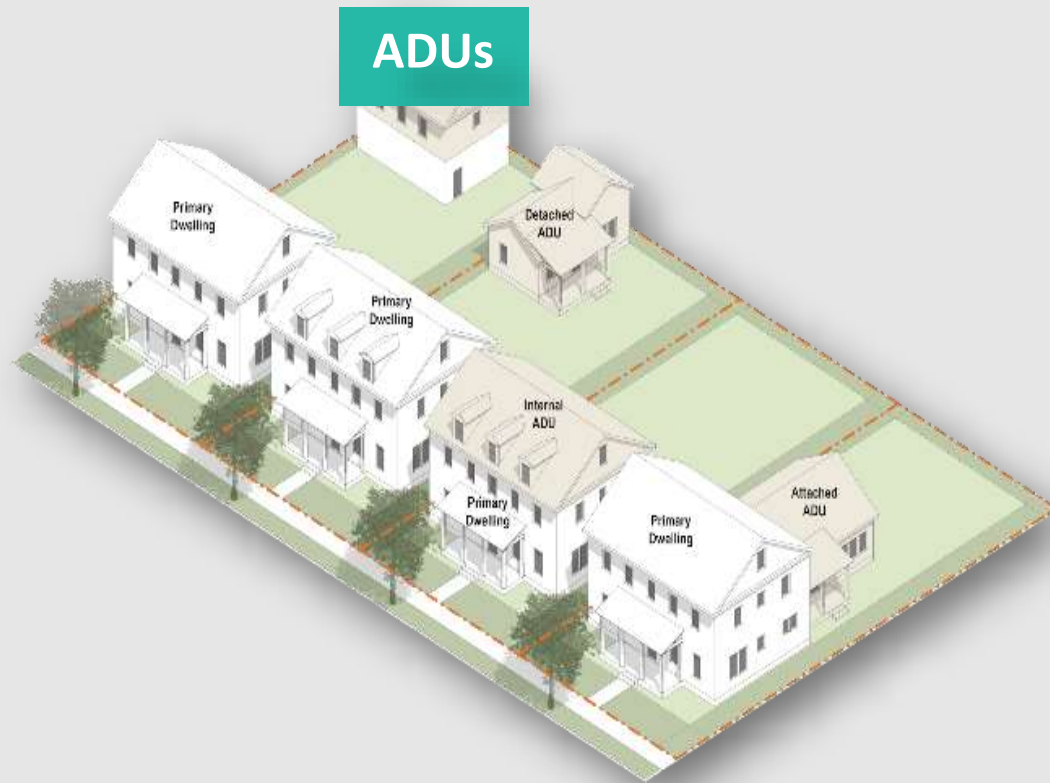
f-3. At the time a building permit application is submitted for an accessory dwelling unit accessory to an existing principal dwelling unit, at least one owner of the existing principal dwelling unit shall occupy the existing principal dwelling unit as the owner's primary residence, except the owner is not required to occupy a dwelling unit on the property at the time a permit application is submitted when a structure containing an accessory dwelling unit is being constructed simultaneously with a new principal dwelling unit structure.

f-4. If any of the standards in subds. 1 through 3 are not met, the accessory dwelling unit is a prohibited use.

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Table 295-505-2.5 ACCESSORY DWELLING UNIT DESIGN STANDARDS			
	Internal Accessory Dwelling Unit	Attached Accessory Dwelling Unit	Detached Accessory Dwelling Unit
Floor area, minimum	300 sq. ft.	300 sq. ft.	300 sq. ft.
Floor area, maximum	1,000 sq. ft., but not larger than the largest dwelling unit; may exceed 1,000 sq. ft. if structure existed as of the effective date of this ordinance [city clerk to insert date]; shall be located entirely on one level and shall not exceed the area of the first floor.	1,000 sq. ft., but not larger than the largest dwelling unit.	1,300 sq. ft. of habitable and parking areas on all levels, or 16% of the lot area, whichever is greater, but not to exceed 1,600 sq. ft. or the floor area of the largest dwelling unit.
Height, minimum	none	none	none
Height, maximum	Same as principal building.	Same as principal building.	Same as principal building.
Front setback, minimum	Same as principal building.	Same as principal building.	Not less than the front setback of the principal building on the parcel.
Side setback, minimum	Same as principal building.	Same as principal building.	3 ft.
Rear setback, minimum	Same as principal building.	Same as principal building.	4 ft. from the alley lot line if the accessory dwelling unit building includes a garage with an overhead door facing the alley; 3 ft. if the accessory dwelling unit does not include a garage or includes a garage but the overhead door does not face the rear lot line.
Distance from main dwelling, minimum	Not applicable.	Not applicable.	The front-to-back minimum distance between the 2 buildings shall be 10 ft. The side-to-side minimum distance between the 2 residential buildings shall be 5 ft.
Pedestrian connections to street frontage	An accessory dwelling unit entry within a rear or side yard shall be connected to a street frontage by a paved walkway or access drive.	An accessory dwelling unit entry within a rear or side yard shall be connected to a street frontage by a paved walkway or access drive.	An accessory dwelling unit entry within a rear or side yard shall be connected to a street frontage by a paved walkway or access drive.
Balconies and decks	Same as principal building.	Same as principal building.	Same as principal building.

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Citywide Policy Plan

- Adopted in 2010
- “Improve the quality, diversity, and affordability of housing stock within the City... an increasing diversity of households and family structures requires greater housing choices that reflect these changing demographics, socioeconomics, and different lifestyle preferences.”
- “[Adopt] standards that allow residents to age in place and remain in homes through different life stages”

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