



Legislation Text

File #: 240999, Version: 4

240999
SUBSTITUTE 4

ALD. PEREZ, BAUMAN AND ZAMARRIPA

A substitute ordinance relating to zoning regulations for accessory dwelling units.

295-201-5	cr
295-201-607	am
295-203-1-a	am
295-203-1-L	cr
295-403-2-a (table)	am
295-404-1 (table)	am
295-503-1 (table)	am
295-503-2-f	rn
295-503-2-f	cr
295-503-2-g	rn
295-503-2-h	rn
295-503-2-i	rn
295-503-2-j	rn
295-503-2-k	rn
295-503-2-L	rn
295-503-2-m	rn
295-503-2-n	rn
295-503-2-o	rn
295-503-2-p	rn
295-503-2-q	rn
295-503-2-r	rn
295-503-2-s	rn
295-503-2-t	rn
295-503-2-u	rn
295-503-2-v	rn
295-503-2-w	rn
295-503-2-x	rn
295-503-2-y	rn
295-503-2-z	rn
295-503-2-aa	rn
295-505-2 (table)	am
295-505-2-j-5	rc
295-505-2-L-5	cr
295-505-2.5	cr
295-505-2.5 (table)	cr
295-603-1 (table)	am

295-603-2-c rn
295-603-2-c cr
295-603-2-d rn
295-603-2-e rn
295-603-2-f rn
295-603-2-g rn
295-603-2-h rn
295-603-2-i rn
295-603-2-j rn
295-603-2-k rn
295-603-2-L rn
295-603-2-m rn
295-603-2-n rn
295-603-2-o rn
295-603-2-p rn
295-603-2-q rn
295-603-2-r rn
295-603-2-s rn
295-603-2-t rn
295-603-2-u rn
295-603-2-v rn
295-603-2-w rn
295-603-2-x rn
295-603-2-y rn
295-603-2-z rn
295-603-2-aa rn
295-603-2-bb rn
295-603-2-cc rn
295-603-2-dd rn
295-603-2-ee rn
295-603-2-ff rn
295-603-2-gg rn
295-605-2.5 cr
295-703-1 (table) am
295-803-1 (table) am
295-803-2-b rn
295-803-2-b cr
295-803-2-c rn
295-803-2-d rn
295-803-2-e rn
295-803-2-f rn
295-803-2-g rn
295-803-2-h rn
295-803-2-i rn
295-803-2-j rn
295-803-2-k rn
295-803-2-L rn
295-803-2-m rn

295-803-2-n	rn	
295-803-2-o	rn	
295-803-2-p	rn	
295-803-2-q	rn	
295-803-2-r	rn	
295-803-2-s	rn	
295-803-2-t	rn	
295-803-2-u	rn	
295-803-2-v	rn	
295-803-2-w	rn	
295-803-2-x	rn	
295-803-2-y	rn	
295-803-2-z	rn	
295-803-2-aa	rn	
295-803-2-bb	rn	
295-803-2-cc	rn	
295-803-2-dd	rn	
295-803-2-ee	rn	
295-803-2-ff	rn	
295-803-2-gg	rn	
295-803-2-hh		rn
295-803-2-ii	rn	
295-803-2-jj	rn	
295-803-2-kk	rn	
295-803-2-LL	rn	
295-803-2-mm	rn	
295-803-2-nn		rn
295-803-2-oo	rn	
295-803-2-pp	rn	
295-803-2-qq	rn	
295-803-2-rr	rn	
295-903-2-a (table)	am	
295-905-2-a (table)	am	

This ordinance defines an “accessory dwelling unit” as “a room or set of rooms with its own cooking, sleeping and sanitary facilities which is located on the same lot as a single-family or 2-family dwelling and which is smaller in area than the main dwelling to which it is accessory.” The ordinance also classifies an accessory dwelling unit as a limited use in residential and commercial zoning districts, as well as the industrial-mixed zoning district, with the following limited use standards:

- a. Only one accessory dwelling unit shall be located on the parcel.
- b. For an internal or attached accessory dwelling unit, the parcel shall contain a single-family dwelling. For a detached accessory dwelling unit, the parcel shall contain a single-family or 2-family dwelling.
- c. 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 principal residence.

If any of these limited use standards would not be met, the accessory dwelling unit is classified as a prohibited use.

In addition, an accessory dwelling unit shall meet the design standards set forth in the code. These design standards relate to floor area, building height, setbacks, pedestrian connections to the street, balconies and decks, and vary depending on whether the accessory dwelling unit is internal to the main dwelling unit, attached to it, or detached from it.

See the attachment within the file labeled "Substitute 4 File Text".

APPROVED AS TO FORM

K. Broadnax

Legislative Reference Bureau

Date: 06/16/2025

IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney

Date: _____

LRB180262-10

Jeff Osterman

06/16/2025