

ACCESSORY DWELLING UNIT (ADU) CODE AMENDMENT

TOWN COUNCIL
JULY 1, 2025



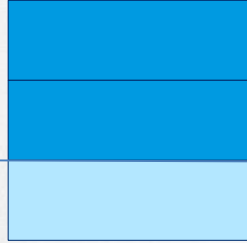
RECOMMENDATION

Staff recommends updating the ADU code to improve the homeowner permitting process and to be in compliance with HB24-1152. Staff recommends approving an amendment to the ADU regulations to:

1. Eliminate the UBSR process, making all ADUs an administrative review
2. Remove owner-occupancy requirements, while requiring proof of owner occupancy at the time of permit
3. Allow interior ADUs to be at least 750 sq ft
4. Clarify setbacks are not more restrictive than those for primary structures
5. Allow ADUs in all single-family areas, including those with prior PD limitations

PROPOSED CHANGES

- Size – Interior ADU floor area shall not exceed 50% of the primary dwelling unit, or 750 sqft whichever is greater. ~~Detached or Addition's to the primary dwelling~~ unit shall not exceed eight hundred square (800) feet building footprint.



Primary
unit

ADU not more
than 50% or 750
sqft, whichever is
greater



ADU not more
than 50% or 750
sqft, whichever is
greater

PROPOSED MOTIONS

“I move to approve the Ordinance as introduced by title.”

Alternative Motions

“I move to direct staff to bring back an ordinance amending the ADU regulations as discussed tonight with the following changes _____.”

“I move to continue this item to the Town Council meeting scheduled for [date] at 6pm. ”

QUESTIONS?

