

544 SENTER DRIVE USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT

TOWN COUNCIL
FEBRUARY 21, 2023





ACCESSORY DWELLING UNIT

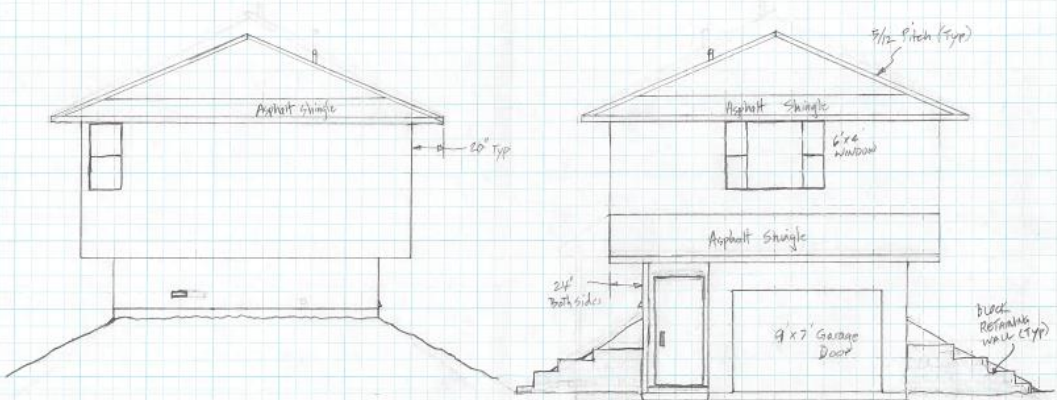
Secondary/smaller, independent residential dwelling unit located on the same lot as single-family home.

ADU may be:

- Internal to the existing home
- Addition to the existing home
- Detached and separate from the existing home

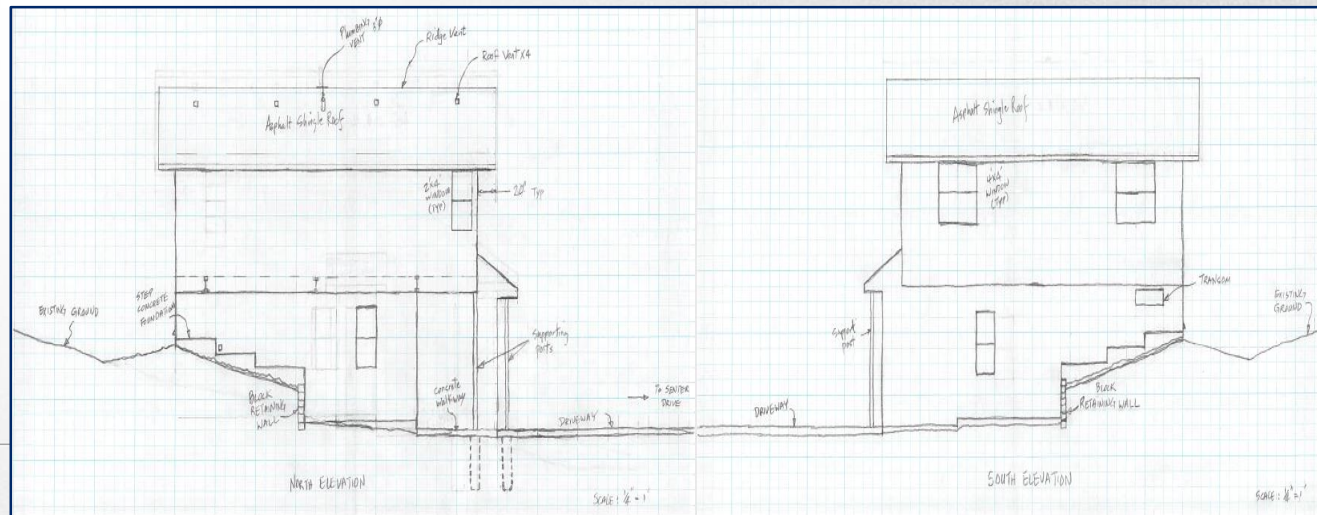
If ADU adds square footage to the home, or a new structure to the lot, it requires a Use by Special Review.





EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

SCALE: 1/4" = 1'

SCALE: 1/4" = 1'

ADU REGULATIONS AND RESTRICTIONS

Section 17.61.050

- Owner occupancy of either Primary or ADU
- No separate water or sewer taps from the mains
- Design – Maintains the architectural design, style, appearance, and character of the Primary Dwelling Unit
- Size –The footprint of a detached ADU cannot exceed 800 square feet.

USE BY SPECIAL REVIEW APPROVAL CRITERIA

Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with CRMC 17.18 R-1 Single-Family Residence District
- Complies with CRMC 17.61 Accessory Dwelling Units
- Complies with CRMC 17.39 Use by Special Review

RECOMMENDATION

- Planning Commission voted 7-0 to recommend approval of the Use by Special Review to Town Council

PROPOSED MOTION

“I move to approve this resolution as introduced by title as proposed.”

ALTERNATE MOTIONS

“I move to approve this resolution as introduced by title with the following conditions:” (list conditions)

“I move to continue this item to the Town Council meeting on [date certain], 2023, at 6 pm.”

QUESTIONS?

