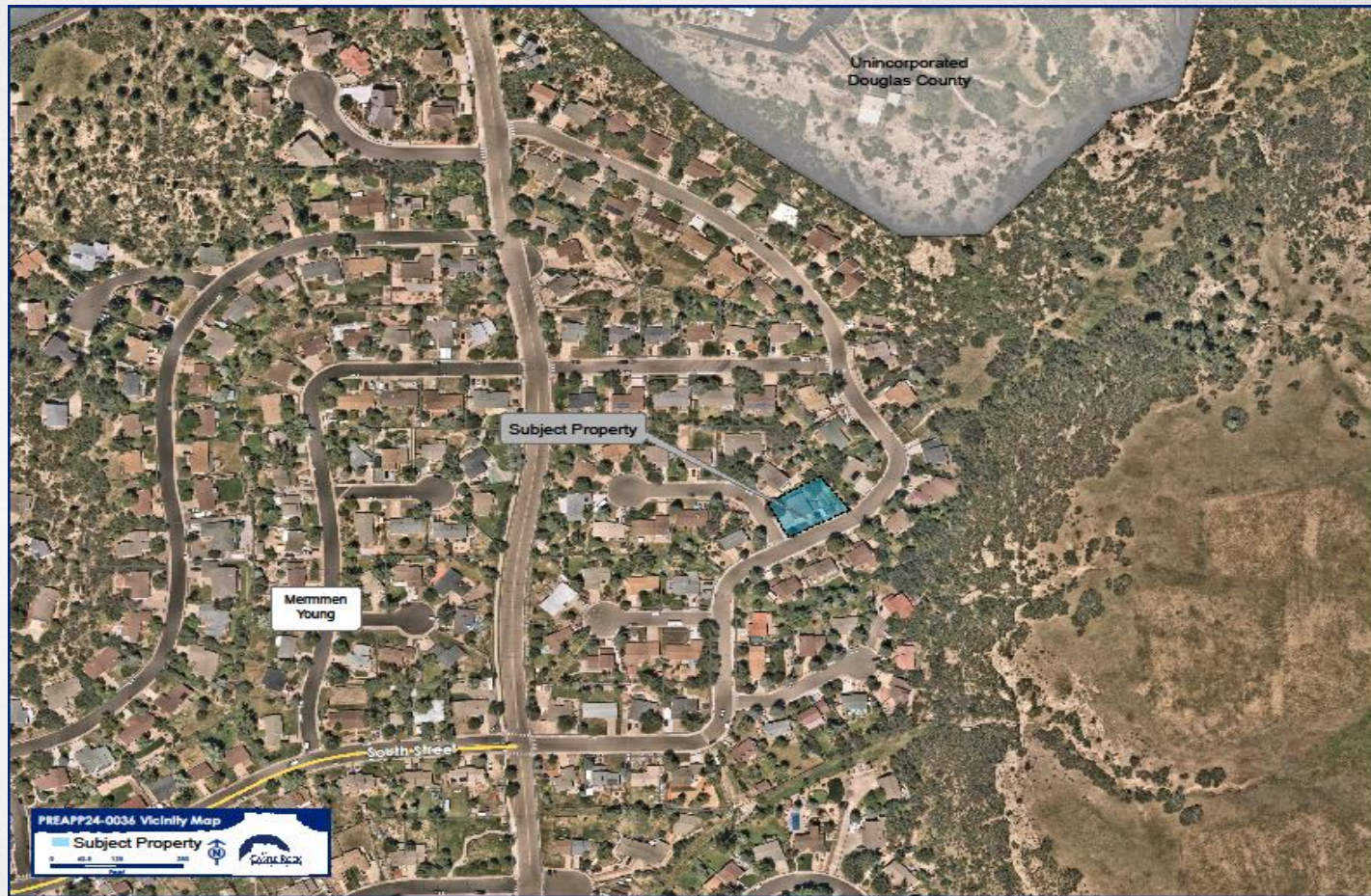


# **295 GORDON COURT USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT**

TOWN COUNCIL  
DECEMBER 17, 2024







# ACCESSORY DWELLING UNIT (ADU)

*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 existing home, or a new structure on the lot, it requires a Use by Special Review.

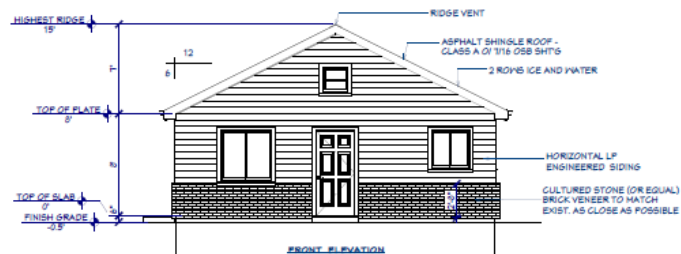
# ADU REGULATIONS AND RESTRICTIONS

## Section 17.61.050

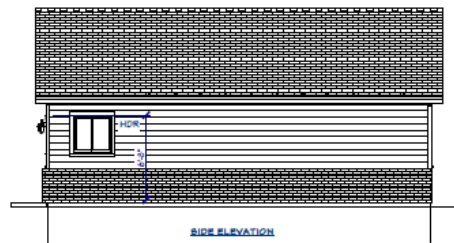
- 7. Design – Maintains the architectural design, style, appearance, and character of the Primary Dwelling Unit
- 8. Size –The footprint of the ADU cannot exceed 800 square feet.



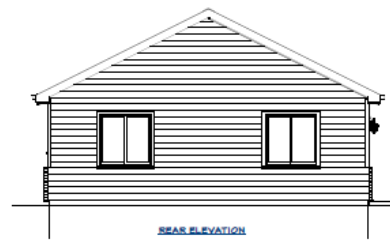




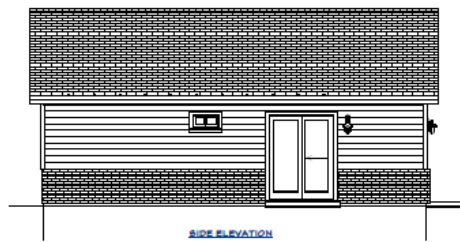
Elevation 1



Elevation 2



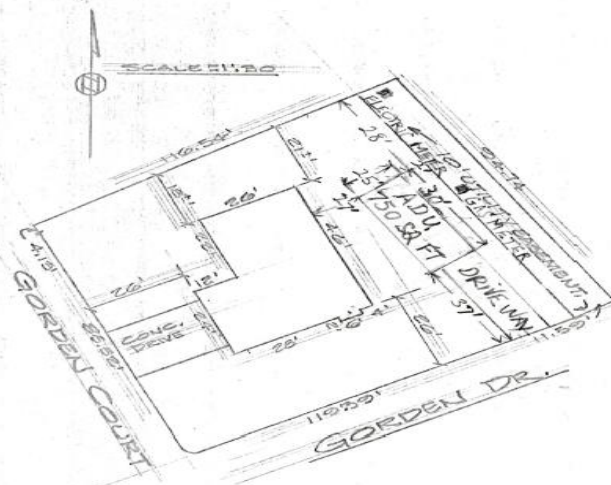
Elevation 3



Elevation 4

### LEGAL DESCRIPTION

LOT 24 BLOCK 8, MEMMEN 2ND  
ADDITION - CASTLE ROCK



# COMMUNITY OUTREACH AND FEEDBACK

## Outreach Efforts

- 2 neighborhood meetings were held

## Highlights of Feedback

- There were no public attendees for the first neighborhood meeting.
- There was one public attendee for the second neighborhood meeting who attended to express their support for the project.

Neighborhood Meetings		
Date	Format	Attendance
June 25, 2024	Virtual	0
October 14, 2024	Virtual	1



# 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 to Town Council on November 14, 2024

# PROPOSED MOTIONS

## **Approval Motion:**

*“I move to approve this Resolution as introduced by Title.”*

## **Alternate Motions:**

*“I move to approve this Resolution with the following conditions:” (list conditions)*

*Continue item to next hearing (need more information to make decision)*

*“I move to continue this item to the meeting on \_\_\_\_\_, 2025.”*

# QUESTIONS?

