

DCRC25-156

Accessory Dwelling Units

Angie Manglaris, AICP
Assistant Planning Director
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Today's Agenda:

1. Brief Overview of Proposed Amendments
2. Community Engagement and Feedback
3. Next Steps



Proposed Amendments



Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
Household Living																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+	<u>P+</u>	<u>P+</u>							5.4.4A

5.4.3 - General Standards for Accessory Uses and Structures.

- A. The combined square footage of the principal structure and accessory structure(s) shall not exceed the zoning district maximum building coverage specified in Subchapter 3: Zoning Districts.
- B. Accessory structures are only permitted in the rear yard with the following exceptions:
 - ~~i. of Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths. are prohibited in front and side yards.~~
 - ii. Accessory structures for public or private schools may be located in side yards, but shall not be located in front yards.
 - iii. Accessory Dwelling Units may be located in side yards but shall not be located in front yards.



5.4.4 Additional Standards for Specific Accessory Uses.

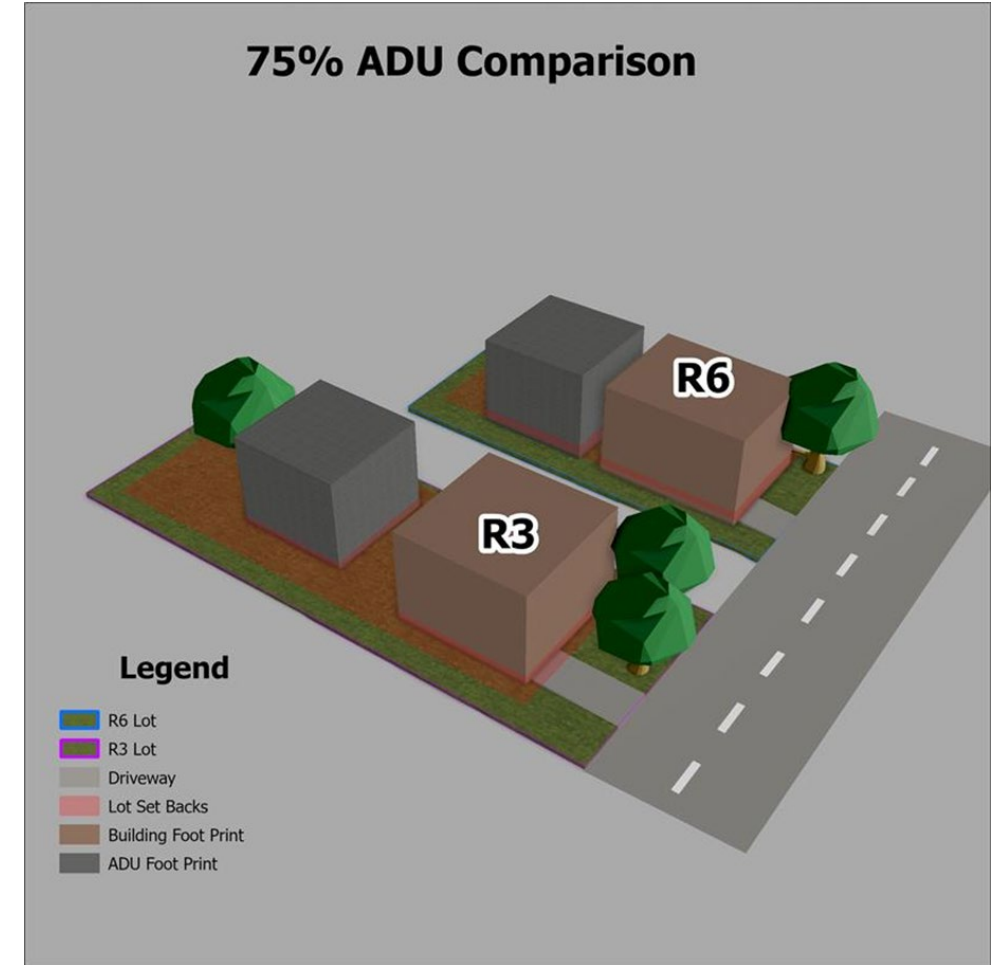
- A. Accessory Dwelling Unit. Accessory Dwelling Units ("ADUs") shall comply with the following standards:
1. Generally.
 - a. ADUS may be attached or detached units.
 - b. ~~a. Only one~~ A maximum of one ADU shall be allowed per ~~lot~~ principal dwelling unit, provided the combined square footage complies with the size requirements outlined in Subsection 5.4.4.A.2.
 - c. ADUs shall only be permitted on lots where the principal use is a single-family detached dwelling, townhome, duplex, or triplex.



5.4.4 Additional Standards for Specific Accessory Uses.

2. Size.

- a. Measurements for both the ADU and the primary dwelling unit shall follow the specifications of Subsection 3.7.7.
- b. The square footage of the ADU may be a maximum of 800 square feet or 75 percent of the square footage of the principal dwelling unit, whichever is greater.
- c. ~~ADUs on Lots Smaller than 10,000 Square Feet~~
 - i. ~~ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.~~
 - ii. ~~ADUs shall not exceed 1,000 square feet per lot.~~
- d. ~~ADUs on Lots 10,000 Square Feet or Larger. ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.~~



5.4.4 Additional Standards for Specific Accessory Uses.

3. Location and Design.

a. ~~Attached ADUs~~ ADUs may be attached or detached units.

- i. Attached ADUs shall be fully attached to or within the principal dwelling unit structure on the lot.
- ii. "Attached" shall mean ~~at least~~ either one-quarter of the total wall area of the ADU shall be fully connected to the principal dwelling unit, or the floor ~~or~~ and ceiling of the ADU shall be fully connected to a wall, floor, or ceiling of the principal residential ~~structure~~ dwelling unit.
- iii. Attached ADUs shall meet the required setbacks of the primary dwelling unit as specified in Subchapter 3: Zoning Districts.

5.4.4 Additional Standards for Specific Accessory Uses.

3. Location and Design.

b. Detached ADUs.

- i. Detached ADUs shall be located to the side or rear of the principal dwelling unit.
- ii. ADUs located in the side yard shall be offset a minimum of three feet behind the front building line of the principal dwelling unit.
- c. Any ADU, or portion thereof, visible from the public right-of-way shall be architecturally compatible with the primary dwelling unit on the lot by providing two of the following elements: consistency in color, consistency in roof pitch, consistency in the orientation of building materials (for example vertical vs. horizontal siding), or the same architectural design or detail.



5.4.4 Additional Standards for Specific Accessory Uses.

3. Location and Design.

d. ADUs shall not exceed the height of the principal dwelling unit on the lot.

e. ADUs shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.



5.4.4 Additional Standards for Specific Accessory Uses.

1. Public Services and Utilities. Separate water or sewer service for the ADU shall not be allowed. Separate metering of other utilities is allowed.
2. Ownership Requirements. Independent ownership of the ADU may only be allowed as part of a condominium association and the ADU shall not be ~~legally severed from ownership of the associated lot and any other structures on such~~ separately platted on an individual lot.



Minimum Parking Requirements

Accessory Uses

Accessory Dwelling Unit

~~1 space per bedroom~~ None, however ADUs that remove a required parking space for the principal dwelling unit shall be required to replace the same number of spaces.



Placeholder for Combined Engagement Results



Questions?

