

Accessory Dwelling Unit ZRA – Companion Document

Use	Currently Allowed	What's Changing?	Reg. Section
Accessory Apartments	- Accessory use within the RC & RR – no lot size restriction - Accessory use within the R-ED, R-20, R-12*, R-SC*, R-SA-8 and PGCC – 12,000sf min lot size - Cannot exceed 1,500sf or 1/3 of the net floor area of a dwelling - Must be an owner-occupied dwelling - If within an addition, a 50% common wall overlap is required - Operates via a permit issued from DPZ 1 parking space per Apartment - Needs a Conditional Use if the lot size is below 12,000sf - Must be within or attached to the principal dwelling - Limited to a maximum of 2 bedrooms	- Renaming to “Accessory Dwelling Unit” - Revised the definition - Add as an Accessory Use to the R-H-ED, R-A-15, R-APT, R-MH, R-VH, HO, HC, TOD, CAC & TNC - Accessory Dwelling units are not calculated for lot coverage - Only 1 ADU per lot developed with a Single-Family Detached, Attached, Semi-Detached or Two-Family Dwelling - Max size limit of 75% of the size of the principal dwelling - Can be within, attached, or detached to the principal dwelling - Removed the Conditional Use for an Accessory Apartment - Must comply with accessory use side and rear setbacks, if detached - Removed the minimum lot size - No maximum number of bedrooms	103.0
	*NT follows R-SC accessory uses, unless the FDP specifies otherwise. MXD follows R-12 accessory uses, unless the PDP specifies otherwise.		104.0.C 105.0.C 106.1.C 107.0.C 107.0.D 108.0.C 109.0.C 109.0.D 110.0.C 111.0.C 111.1.C 112.0.C 112.1.C 113.1.C 114.1.C 114.2.C 114.3.C 126.0.C 127.4.D 127.5.C 127.6.D 128.0.A.12 128.0.A.13 128.0.G.3 131.0.N 133.0.D

Table does not serve as official Zoning Regulations*

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Two-Family Dwellings	• Conditional Use within the RC, RR & R-20 – no lot size restriction • Conditional Use within the R-ED & R-12 – 16,000sf min lot size • Only 1 permitted per lot • Must be located on its own individual lot	• Removed the Conditional Use category • Permitted as a matter of right within the RC, RR, R-ED, R-20 and R-12. R-ED & R-12 keep 16,000sf min lot size	103.0 104.0.B 105.0.B. 107.0.B 107.0.D 108.0.B 109.0.B 109.0.D 131.0.N
Temporary Accessory Family Dwelling	• Conditional Use in RC, RR, R-ED, R-20 or R-12 • 2-acre minimum lot size • Either a removable modular building or alteration to existing accessory structure • Max size of 1,000sf • Only 1 permitted per lot • Must be 62 years or older; or 18 and older with physical, mental or developmental impairment	• Removed from Regulations. Will be permitted as an Accessory Dwelling Unit	103.0 131.0.N

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