

ACCESSORY APARTMENT ORDINANCE PROPOSAL

The Accessory Apartment is established to provide for the encouragement and promotion of an environment for family life by providing for the establishment of accessory apartments in one-family detached dwellings on individual lots. The purpose is to provide flexibility for the changes in household size associated with life cycle; to offer financial security for home buyers; to offer security against problems associated with frailty in old age (caregiver, mother-in-law plan); allow age in place; create attainable affordability options; offset gentrification and displacement.

- Providing housing opportunities to young families, single parents, veterans, seniors, town employees and employees of small local businesses.
- Providing income to residents, especially those with modest incomes, to remain in their homes.
- Adding units to the Housing Inventory at little cost.
- Scattering affordable housing throughout the town.
- Contributing to the efficient use of land and structures.
- Adding a unit of housing without increasing a home's footprint, which means less environmental impact.

- Cost for an ADU can be from 150k to 200k
- Cost for accessory apartment can be as little as a kitchen remodel
- Apartment is an accessory use to the principal home and the homeowner (owner occupied)
- Apartment does not alter the form of a single family home
- Utilities are shared with the primary structure
- Internal connection maintained between the apartment and the home (doorway)
- Accessory apartment permit is required so it may be tracked since it is only available for owner occupied properties
- Maximum size of apartment is 600 sqft
- May not construct both ADU and apartment.
- FAR is counted since it is part of the primary structure

HOUSING BONUS OPPORTUNITY- because this can truly be considered as accessory to the principal structure's use by an owner, it is not a separate dwelling unit. This can pose opportunities to be creative for special affordability bonus considerations. IE: For owner occupied, in zones where ADU's allowed and when using street scale preservation, accessory apartment can still be allowed in the principal structure, however additional parking space is required on site and rent must be at or below XX%MFI.

Development Department. Such permit shall be in addition to any building permits that may be necessary. Before an accessory apartment permit is issued, the applicant shall:
Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.

Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses. Floor plans must have the interior connection clearly labeled.

References:

<http://www.codepublishing.com/UT/Provo/html/Provo14/Provo144600.html>

<https://www.lincolntown.org/DocumentCenter/View/27060/Affordable-Accessory-Apartment-Program>