

# BRENA

February 7, 2024

## Auxiliary Dwelling Unit (ADU) – Recommendations

### Draft a separate ordinance in Title 19 for Auxiliary Dwelling Units.

- An ADU shall be allowed as a Principal Use in the RC, RLD, RG, BG, and IL zoning districts.
- The ADU shall not contribute to the unit density count when calculating dwelling density.
- An ADU shall be allowed on any lot meeting the minimum size for the zoning district.
- A 600 SF attached ADU is permitted.
- A 1,000 SF detached ADU is permitted.
- All setbacks and other zoning requirements of the zoning district must be met, except parking.
- No onsite parking shall be required.
- In the IL zoning district, multiple ADUs are permitted if the Principal Use is Industrial Light.

### Incentives for Auxiliary Dwelling Unit

#### Grant Funding

- The Municipality shall provide ten annual grants of \$15,000 each for homeowners who add accessory units. If the grant money is unused, it shall roll over to the next funding year.
- The grant money is contingent on the homeowner receiving a certificate of occupancy (CO) within one year of the building permit. The grant money shall not be paid if the homeowner does not receive the CO within one year.

#### Real Property Tax Abatement

- An ADU shall be exempt from real property tax for a period of 10 years from the CO.