



Comparison of Housing Commission and Draft Staff Recommendations on the Accessory Dwelling Proposal

Proposal Elements: The following table provides a comparison of the Housing Commission and staff recommendations on some of the key elements of any accessory dwelling ordinance.

Issue	Housing Commission Proposal	Draft Staff Recommendations
Type of Unit	Interior and Exterior ADs	Interior ADs only
Type of House	Allow in single-family homes and duplexes. Do not allow in townhouses.	Allow in single-family houses only.
Approval process	Interior: Administrative Process Exterior: Use Permit	Interior: Administrative Process
Size limits	Interior: no cap Exterior: 1,000 sq. ft.; maximum footprint of 650 sq. ft.	Interior: 1/3 the size of the house and AD combined or 750 sq. ft., whichever is less
Owner occupancy requirement	Yes, some waivers allowed, e.g. for military	Yes, no waivers allowed
Maximum Occupancy	Include a cap on number of occupants	Maximum of 2 occupants
Owner provision of access for code enforcement staff	Owner agreement to provide access for code enforcement	Owner agrees to annual inspections and to cooperate with code enforcement staff in the event of complaints.
Family Caregiver	<i>No reference made</i>	Amend family suite provisions to allow occupancy by a caregiver
Parking Requirements	Parking survey required; parking requirements if over 65% parked	Same as Housing Commission
Public Notification	Interior: none Exterior: Yes	Interior: Recordation in Real Estate Database Exterior: N/A
Deed Covenants	<i>No reference made</i>	Yes
Certificate of Occupancy	<i>No reference made</i>	Required at initial occupancy and whenever new tenant(s) move in
Design Guidelines	<i>No reference made</i>	Yes, e.g. the door to the AD cannot be on the same side of the house as the main entrance. A voluntary style guide will be developed for owners considering an addition to their homes
Annual Reports	Yes	Yes

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