

<b>ADU POTENTIAL CHANGES</b> <i>FXBG Planning Staff DRAFT 2023-03-16</i>	<b>Fredericksburg</b> – 2023 Jan proposal	<b>Susanna Finn</b>	<b>Tom O’Toole</b>	<b>Adam Lynch</b>	<b>David Durham</b>	<b>Chris Hornung</b>
<b>Where allowed</b>	Single-Family Detached Dwellings					
<b>How many ADUs allowed per parcel</b>	One					
<b>How pre-2023 ADUs managed</b>					Establish process to categorize existing accessory structures as Accessory Structure (Not ADU), Accessory Structure (ADU); regulate existing ADUs in the same manner as newly constructed ADUs	
<b>How many kitchens allowed</b>	One in Principal Dwelling; One in ADU					
<b>How many occupants</b>	One family + two unrelated people for principal and accessory dwelling					
<b>Maximum size</b>						
- <b>if internal to house</b>	40% of principle dwelling area		Should all primary dwellings be allowed a second kitchen?			
- <b>If external to house (in accessory structure)</b>  - <b>Rear Yard Coverage</b>	400 sq ft  No accessory structure shall occupy more than 30% of the rear yard (defined as area within 24ft of rear lot line) [Current rule]	Accessory Structures existing as of [adoption date of ord] may be fully used for an ADU even if sq footage is greater the 400 sq ft. [Perhaps should limit ADU to one floor of a multi-level Accessory Structure]	No ADU in accessory structure	600 sq ft  Accessory structure must either: comply w/ 30% of rear yard limit or - be located at least 24 ft from the primary dwelling		400 sq ft too restrictive; should be increased to 500-600 sq ft. Equates to a 20’x25’ single story structure or a 20’ x 12.5’ 2-story structure, which is reasonable and more accommodating of elderly family members and individuals with accessibility limitations.
<b>Notification</b>		Notify neighbors, posting, etc. at the time of application for an ADU	Adjacent property owners should be identified of an ADU zoning permit request	Applicant must provide written notice to adjacent property owners		Require the adjoining property owners to be notified of the application for an external ADU.
<b>Design features</b>	Exterior entrance on principal dwelling side or rear only					
<b>Min rear/side setbacks for accessory structure</b>	5 ft					<b>Side:</b> 1 ft min; 3 ft if doors/windows face lot line 2.5 ft if structure height is between 12.5 and 24 ft 5 ft if structure height is > 12 ft <b>Rear:</b> 5 ft, provided open space is provided between the principal structure and the ADU
<b>Max Height for accessory structure</b>	12 ft with 5 ft setback 24 ft with standard rear/side setbacks			12 ft with 5 ft setback 24 ft with 5 ft side/rear setback on corner lots or lots with rear alleys, standard rear/side setbacks on all other lots		
<b>Resident Manager / Property Owner Residency required</b>	Yes (not required to be property owner)		Property owner shall be identified as the ADU manager and the property shall be the owner’s primary residence	No manager or owner residency required or Property owner shall be using property as primary residence at the time the permit application		Prefer Arlington model: with property owner to “occupy either the main dwelling or the accessory dwelling as a primary residence, or the entire property can be occupied by no more than one family.” Open to the resident manager alternative.
<b>Short Term Stay</b>	ADU cannot be used as ‘Home Stay’/‘Bed & Breakfast’; ADU kitchen to be removed	Specifically state ADU cannot be used as Homestay in Accessory Structure and can be used as Homestay in primary dwelling unless kitchen is removed				
<b>Additional Parking</b>	None required					
<b>Property Inspection</b>			Hire full time person to enforce and address all issues concerning rental units in City, particularly since 60% of all units are rental		Reestablish the Rental Inspection Program within the Community Plng & Bldg Dept in the FY25 budget; delay the issuance of permits for new ADUs until the position funded to enforce ADU regulations	