

Accessory Dwelling Unit Review Criteria Analysis
906 E Mifflin St.
Subchapter 28J: Supplemental Regulations

Section 28.151 Applicability.

Supplemental regulations are established to address the unique characteristics of certain land uses. The standards and conditions listed for land uses in this chapter are applicable to both permitted uses and uses permitted by conditional use permit, as specified for each zoning district, unless otherwise noted.

Accessory Dwelling Unit in Districts Other than the TR-P District.

(a) Required Standards.

1. The principal dwelling or the accessory dwelling unit must be owner-occupied except that a temporary absence of up to six (6) months is allowed.

Response: Staff believes this criterion will be met. As stated in the Applicant's written statement, the principal dwelling unit is intended to be owner occupied.

2. The principal dwelling must be a single-family detached dwelling.

Response: Staff believes that this criterion is met because the principal dwelling unit is a single-family detached unit.

3. No more than one (1) accessory dwelling unit may be located on a lot.

Response: Staff believes that this criterion will be met as the proposed accessory dwelling unit will be the only accessory dwelling unit located on the project site.

4. The number of occupants of the accessory dwelling unit shall not exceed one (1) family or two (2) unrelated individuals.

Response: Staff believes that this criterion will be met. A condition of approval will be included to reflect the requirements of this criterion.

5. The accessory dwelling unit shall not be sold separately from the principal dwelling.

Response: Staff believes that this criterion will be met. A condition of approval will be included in the approval that reflects the requirements of this criterion.

6. The maximum height of a detached building containing an accessory dwelling unit, including one built above a garage, shall be twenty-five (25) feet. Height shall be measured as a principal building pursuant to Sec. 28.134(1)(b).

Response: Staff believes this criterion will be met. As indicated on the building elevations, the overall height of the proposed accessory dwelling unit is 21'-2" in height.

7. The maximum size of an accessory dwelling unit shall be seventy-five percent (75%) of the principal dwelling's floor area, up to a maximum size of seven hundred (700) square feet.

Response: Staff believes that this criterion will be met. The proposed accessory dwelling unit is 600 square feet in floor area. The existing principal dwelling unit is 4,060 square feet in size (not including the 410 square-foot one-car attached garage). The proposed accessory dwelling unit is roughly 15 percent of the principal dwelling's floor area and is less than 700 square feet.

8. The minimum setback requirements shall be those for accessory building or structures of the underlying zoning district.

Response: Staff believes that this criterion will be met; the proposed accessory dwelling unit is compliant with all of the required setbacks.

9. Accessory dwelling unit entry ways within a rear or side yard shall be connected to a street frontage by a paved walkway or driveway.

Response: Staff believes that this criterion will be met. As indicated on the Ground Floor Plan, a pathway, running along the south property line is provided from the ADU entry to the sidewalk along E Mifflin Street.

10. The appearance or character of the principal building shall not be significantly altered so that its appearance is no longer that of a single-family dwelling.

Response: Staff believes that this criterion will be met. The accessory dwelling unit is a separate building and is located behind the primary residence limiting the visibility of the unit from the street.

(b) Suggested Guidelines.

1. The exterior finish material of an accessory dwelling unit shall match the type, size and placement of exterior finish material of the principal dwelling.

Response: Staff believes that this criterion will be met. The proposed ADU is comprised of the same materials and architectural style as the principal dwelling.

2. The roof pitch shall match the predominant roof pitch of the principal dwelling.

Response: Staff believes that this criterion will be met. The proposed ADU has the same roof pitch as the principal dwelling.

3. Trim and projecting eaves shall match those of the principal dwelling.

Response: Staff believes that this criterion will be met. The trim and eaves are designed to match, including stone window surrounds.

4. Windows shall match those in the principal dwelling in proportion (relationship of width to height) and orientation (horizontal or vertical).

Response: Staff believes that this criterion will be met. The proposed ADU, like the primary dwelling are comprised of vertically oriented rectangular windows with several divided lights.