

## PLANNING DIVISION STAFF REPORT

October 6, 2025



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [89918](#) (Detached ADU Duplexes and ADUs Not in Accessory Structure Maximum)

**Prepared By:** Zoning and Planning Staff

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[89918](#) – Accessory Dwelling Units are currently allowed as one additional dwelling unit on a property with a principal building of up to eight dwelling units. An ADU may be either attached (part of the principal building) or detached (in a separate accessory structure). This code change allows a detached ADU to be two units in a single building, also known as a duplex.

Additionally, the code change removes accessory buildings that include Accessory Dwelling Units from the maximum 1,000 square foot cumulative footprint for accessory buildings that are allowed in residential and mixed-use districts without a conditional use approval. This will allow properties to have other accessory structures like sheds or detached garages while still maximizing the size of the detached ADU that can be built. Detached Accessory Dwelling Units are allowed up to 1,000 square foot footprint, and that is not proposed to change.

Staff supports this amendment.