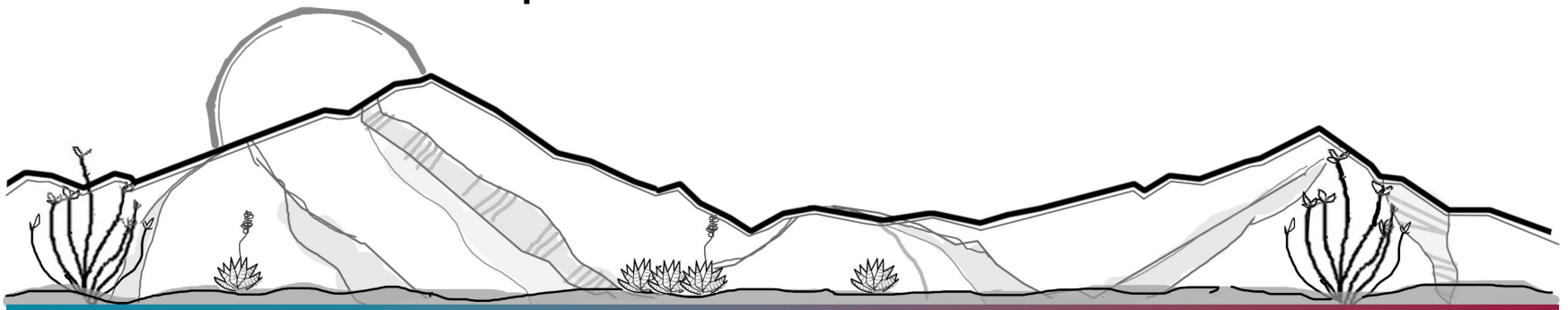


Docket R25-03 Accessory Dwelling Unit (ADU)

Board of Supervisors
September 2, 2025



Accessory Dwelling Unit (ADU): A self-contained living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the accessory dwelling unit, that includes its own sleeping and sanitation facilities and that may include its own kitchen facilities.

Purpose:

Provide development standards and approval procedures for an Accessory Dwelling Unit (ADU) in a manner that increases housing options and affordability while preserving the character of residential and rural districts.

Amendment will bring the county into compliance with state law.

Specific Changes

Terminology: ADU instead of ALQ

Applicability: ADUs are allowed on any lot or parcel where a single-family dwelling is permitted. One attached and one detached ADU (per parcel), plus an additional detached ADU on lots ≥ 1 acre.

Development Standards: Increases size limit from 50% to 75% of the gross floor area or 1,000 sq ft. Sets 5-foot minimum setback for ADUs.

Specific Changes Continued

Restrictions:

Drops separate mailbox restriction

Updates park model allowances

Adds utility easement/septic requirements

Non-Admin Approval

Removes rental restriction (AirBNBs allowed)

Use deviation = Planning and Zoning Commission

Development standards deviation = Board of
Adjustment

Recommendations

Planning and Zoning Commission Public Hearing (August 13, 2025): The commission provided a recommendation of amendment approval (6-1, DePew dissenting).

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