

## MEMORANDUM

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**TO:** Zoning and Planning Committee

**FROM:** Peter Crandall, City Planner, (612) 673-2247  
Shanna Sether, Senior City Planner, (612) 673-2307  
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**DATE:** August 25, 2016

**SUBJECT:** Correction to accessory dwelling unit draft text amendment language

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Staff is requesting one change to the proposed accessory dwelling unit (ADU) text amendment that was presented to the City Planning Commission at their August 1, 2016, meeting.

The text below, from section 537.110 of the zoning code, describes the maximum gross floor area allowed for detached ADUs under the proposed amendment. The maximum gross floor for any detached ADU would be 1,600 square feet, or the gross floor area of the principal dwelling unit, whichever is less. The language presented to the City Planning Commission refers to the principal dwelling unit as the “principal residential structure” instead of as the principal dwelling.

b. The gross floor area of a detached accessory dwelling unit, including any areas designed or intended to be used for the parking of vehicles and habitable floor area on all levels, shall not exceed ~~one thousand (1,000)~~ one thousand three hundred (1,300) square feet, ~~including any areas designed or intended to be used for the parking of vehicles and any halfstory floor area or sixteen (16) percent of the lot area, whichever is greater. In no case shall the gross floor area exceed one thousand six hundred (1,600) square feet or exceed the gross floor area of the principal residential structure, whichever is less.~~ When a lot includes a detached accessory dwelling unit, the combined floor area of the footprint of the detached accessory dwelling unit, and all other accessory structures and uses designed or intended to be used for the parking of vehicles, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater, not to exceed one thousand (1,000) square feet.

The distinction between the principal residential structure and the principal dwelling unit is important for situations where the detached ADU is accessory to a duplex, and the maximum area should be based on one unit instead of both units. This revision would also make the amendment consistent with the definition of an accessory dwelling unit in section 520.160 of the zoning code. Staff is forwarding an updated version of the text amendment that reflects the proposed change from “principal residential structure” to “principal dwelling,” as follows:

b. The gross floor area of a detached accessory dwelling unit, including any areas designed or intended to be used for the parking of vehicles and habitable floor area on all levels, shall not exceed ~~one thousand (1,000)~~ one thousand three hundred (1,300) square feet, ~~including any areas~~

~~designed or intended to be used for the parking of vehicles and any half-story floor area or sixteen (16) percent of the lot area, whichever is greater. In no case shall the gross floor area exceed one thousand six hundred (1,600) square feet or exceed the gross floor area of the **principal dwelling**, whichever is less. When a lot includes a detached accessory dwelling unit, the combined floor area of the footprint of the detached accessory dwelling unit, and all other accessory structures and uses designed or intended to be used for the parking of vehicles, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater, not to exceed one-thousand (1,000) square feet.~~