



Public Services Committee Meeting

November 26, 2024

Discussion of draft text for accessory dwelling units (ADU) incorporation into the zoning ordinance.

Department: Planning & Development

Presenter: Carla Delaney or Department Designee

Caption: Zoning ordinance amendment to permit detached accessory dwelling units.

Background: On October 3, 2023, the Augusta Commission directed the Planning & Development Department to amend the zoning ordinance to incorporate provisions for accessory dwelling units (ADUs) and tiny homes. Recognizing the need for a comprehensive approach, the Commission allowed one year for updates to be developed as part of a full zoning ordinance revision.

The entire zoning ordinance is not yet ready; however, to address the housing shortage crisis, provisions for tiny homes were added in April 2024, and language for accessory dwelling units is being presented now. A draft version of the fully updated zoning ordinance will be made available in late 2025.

Analysis: ADUs align with housing trends that emphasize sustainable, flexible, and multi-generational living options. This amendment provides clear standards for integrating detached ADUs into new developments while maintaining neighborhood compatibility and addressing privacy and aesthetic considerations. This addition provides flexibility for homeowners to create affordable housing options or multi-generational living spaces while ensuring neighborhood integrity and compliance with safety and design standards.

Financial Impact: N/A

Alternatives: N/A

Recommendation: Motion to approve amending the zoning ordinance to permit detached accessory dwelling units, provided they are constructed concurrently with new single-family residences.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A