



## Grand Lake Board of Trustees

### ADU Definition to Include Detached Structures in Municipal Code 12-2-6

TO: Mayor Kudron and the Trustees

FROM: Kimberly White, Planning Department

DATE: 03/27/2023

RE: Ordinance 02-2023; Consideration to Amend Grand Lake Municipal Code 12-2-6, Definition of Accessory Dwelling Unit

#### **Purpose:**

Town staff has been directed to draft a new definition for accessory dwelling units (ADU's) to include detached units. Current Definition reads: One (1) additional dwelling unit within, and not legally subdivided from, the principal structure. The dwelling unit must be in a continuous enclosure. The entire dwelling unit must function as a unit without any permanent physical separation such as wall or floor with no means of connection.

#### **Background:**

At the 5/18/2022 planning commission meeting, the commissioners asked that a discussion be scheduled for ADU's and the rules surrounding them.

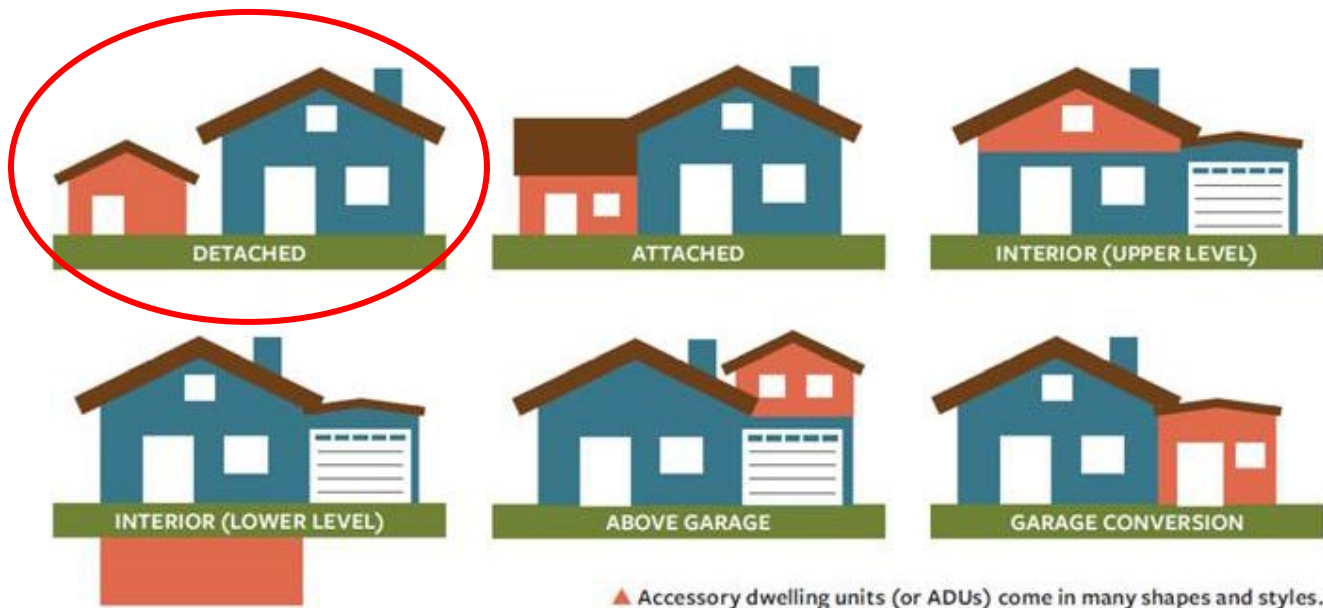
The Planning commission discussed ADU's at the following meetings:

- 06/01/22 ([minutes](#)):
- 09/21/22 ([minutes](#)).
- 11/2/22 ([minutes](#))
- 02/01/2023 ([minutes](#))
- 03/15/2023

#### **ToGL Municipal Code (exhibit A):**

- The code does not discuss any required spacing between structures on a single property (it is referenced in with Fire code IBC 2015).
- The code makes exceptions for 2 contiguous water using units (10-1-6-B)
- The code identifies parking requirements for additional units (12-2-28).
- The code states that nightly rentals are not permitted in ADU's in most districts.
- The code states minimum and maximum square footage of ADU's in residential districts.
- The Town code currently allows attached ADU's and has set regulations for density, and sizing for each zone.
- The code defines driveway as location to gain access to property, serving no more than 1 SFR or 2 upon permission.

The Town currently allows all of the types of ADU's below except for detached (circled). Changing the definition would allow all the types of ADU's seen below:



Source: The ABCs of ADUs, a guide to accessory dwelling units and how to expand housing options for people of all ages, AARP

#### **Motion:**

The Board of Trustees moves to adopt Ordinance 02-2023 updating the definition of Accessory Dwelling Units.

Or

The Board of Trustees moves to adopt Ordinance 02-2023 updating the definition of Accessory Dwelling Units with conditions: \_\_\_\_\_.

Or

Move to Deny the Ordinance 02-2023