



# Grand Lake Planning Commission

Discussion of ADU code

TO: Chairman Shockey and Commissioners  
FROM: Kimberly White, Planning Department  
DATE: 09/19/2022  
RE: Discussion of ADU Municipal Code

## **Purpose:**

Town staff has been directed to direct a discussion on current code dealing with accessory dwelling units (ADU's).

## **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 municipal code is listed below. At the

At the 06/01/2022 Planning Commission meeting, altering the definition of ADU to remove the statement that "dwelling unit within, and not legally subdivided from, the principal structure".

The main discussion points at the 6/1/22 planning commission meeting were (minutes are available online):

- Utilities
- Parking requirements
- Design code
- Density of the lots

The Town code currently allows ADU's and has set regulations for density, and sizing for each zone.

le. SFR- 500-800sf, 1 ADU and 1 SFR.

There are many ADU's that currently exist in the Town prior to the zoning code.

In general, in other towns, ADUs are defined by their location and can be located in the same structure as a primary single-family dwelling (attached) or in a separate detached structure from the primary dwelling (detached)

Detached Accessory Dwelling Unit (DADU) is a dwelling unit that meets the following criteria:

- It is located on the same lot, under the same ownership as, and subordinate to a single-family dwelling unit;
- It is physically separated from and located in a different structure than the primary dwelling unit;
- It is intended for use as a complete, independent living facility; and
- It includes facilities for living, sleeping, eating, cooking, and sanitation for not more than one family.
- Detached Accessory Dwelling Units are also called Detached Accessory Apartments.

Discussion:

Can the Town change the definition of ADU to state that a detached unit would be a Permitted Use for all zones that allow attached ADU's?

Could the Town Allow the DADU as an Administrative Conditional Use?

Or

Allow as a CUP subject to Town review (this is how nightly rentals are currently handled)?

Should the Town restrict ADU's on substandard lots (non-conforming lots after a code change).

How does the parking standard change for ADU's

Can there be an attached and detached ADU?

Do they have to have foundations? Or can they be tiny homes with a skirt hiding the wheels?

What are the setback requirements from the main home?

The Town currently allows all of the types of ADU's below except for detached:



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