

MEMO

September 21, 2022

TO: Jody Tow

FR: Liz Cabrera

RE: Permit-ready ADU's (PRADUs)

The Borough Assembly appears to be leaning toward adopting an amendment to Title 19 at their next meeting, which will allow detached accessory dwelling units (ADU's) in residential zoning districts.

To expedite the development process for borough residents and further the borough's goal of increasing housing units, the community development department seeks \$12,000 in ARPA funds to develop permit-ready accessory dwelling unit plans (PRADU's).

The department will contract with two local architects to develop three different ADU designs with engineered plans. The designs will vary in size with no dwelling exceeding 800 sf. The plans will then be reviewed and approved by the building official. These plans will be sold at a modest cost in conjunction with a borough building permit. The plans may also be sold without a building permit for a higher cost. If a property owner would like to customize the plans, they may contact an architect and work with them separately. Property owners will need to submit a separate foundation plan specific to their site.

Permit-ready plans provides great advantages to the property owner, contractors, and suppliers. Not only does it provide certainty that the structure conforms with the borough's building code, but also provides an efficient and complete design for building contractors and materials list for suppliers.

The estimated cost to provide three or more designs with engineered plans: 1 studio, 1 one-bedroom, 1 two-bedroom is \$12,000.

|              |                 |
|--------------|-----------------|
| Design       | \$8,000         |
| Engineering  | \$4,000         |
| <b>TOTAL</b> | <b>\$12,000</b> |

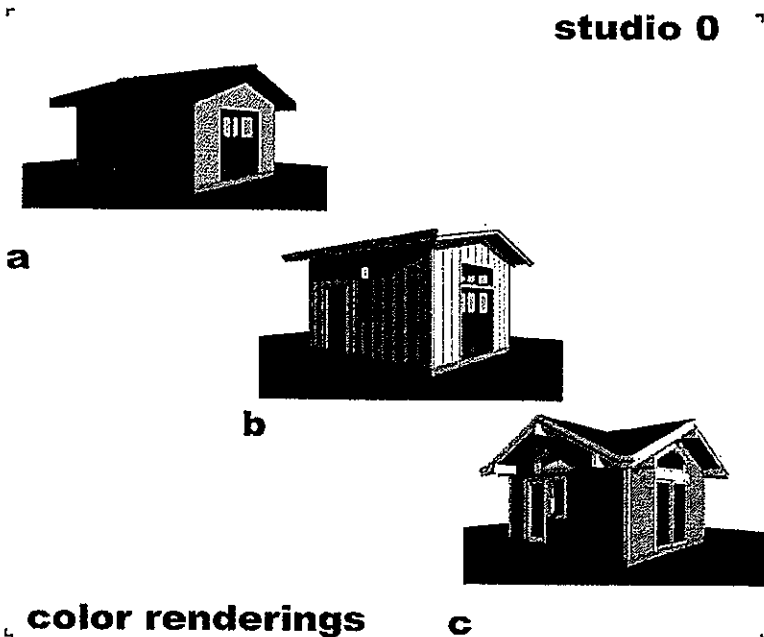


Figure 1. Examples of an ADU design for a PRADU program.