



# Building Zone Regulations Working Group

February 28, 2022



# Introduction

- Accessory Dwelling Units
- Section 2
- Inclusionary Zoning
- Parking per Public Act 21-29
- Discussion



# Accessory Dwelling Units (ADUs)

- Staff drafted text to reflect previous discussion
  - Attempt to compromise on detached units by enabling accessory apartments in existing accessory structures only with specific design standards
  - Updated special permit language to address conversion of existing accessory structures
  - Revised maximum occupancy to one family
  - Revised maximum size to 1,000 sq ft
  - Prohibited use of accessory apartment for short-term rentals
  - Removed biennial affidavit of ownership requirement



# Section 2 - Definitions

- Mix of new and revised language
- Iterative process – some entries likely cannot be addressed until policy decisions/implications more fully considered, e.g. Floor Area Ratio



# Inclusionary Zoning

- Suggested text provided to the Working Group
- Recommend TPZ and Town Council approval of Affordable Housing Plan first



# Parking per PA 21-29

- Effective October 1, 2021 cannot enforce parking regulations that require more than 1 space per studio to one-bedroom units, or 2 spaces per two or more-bedroom units
- Able to opt out with approval from TPZ and Town Council – no time limits on this opt out
- Affected Regulations:
  - ARZ – currently require 1.5 spaces per unit
  - Town Center – currently require 1.5 spaces per one-bedroom unit in multifamily development and 2 spaces per dwelling for single- and two-family
- Dwellings generally require one space for each dwelling unit