Accessory Dwellings

September 16, 2019

Summary of Proposed Changes

- Replaces all references of “secondary dwelling” with “accessory dwelling”
- Clarifies that accessory dwellings are not accessory buildings
- Aligns the definition of accessory dwelling with that provided in the 2017 state law.

Summary of Proposed Changes

Adds accessory dwellings as an explicitly permitted uses in the following zones:

- AG Agricultural
- R-2 Medium Density Residential
- R-3 Limited High-Density Residential
- R-4 High Density Residential
- S-E Elmira Road Special Area Zone
- S-HB Blair Boulevard Historic Commercial Special Area Zone

Clarifies that accessory dwellings are allowed in the S-JW Jefferson Westside Special Area Zone and S-C Chambers Special Area Zone but are referred to as additional “one-family dwellings”

Summary of Proposed Changes

Applies the R-1 Low Density Residential zone standards for accessory dwellings to accessory dwellings in the following zones:

- AG Agricultural
- R-2 Medium Density Residential
- R-3 Limited High-Density Residential
- R-4 High Density Residential
- S-E Elmira Road Special Area Zone

Summary of Proposed Changes

Removes regulations that:

- Prohibit accessory dwellings on new flag lots
- Require owner/occupancy of either the accessory or primary dwelling
- Limit the maximum number of bedrooms in an accessory dwelling
- Limit the maximum number of occupants in an accessory dwelling based on the number of occupants in the primary dwelling for properties within the boundaries of the Amazon, Fairmount and South University neighborhood associations.
- Regulate dog keeping
- Require or regulate off-street parking for accessory dwellings

Proposed Parking Changes

Based on 2019 law, removes regulations that require:

- On-site parking for accessory dwellings and additional one-family dwellings
- Vehicle use area limitations for accessory dwellings
- Alley access driveway and parking regulations for accessory dwellings where primary vehicle access is from an alley

Accessory Dwellings

September 16, 2019