

Ord. 16-117

To Increase the Cap on the Number of Accessory Dwelling Units - ADUs



CURRENT CAP: 0.2% of SFD

PROPOSED CAP: 0.4% of SFD

ADU Code History



- Ord. 07-001 Adopted 4/10/2007
 - 1 ADU permitted per property.
 - Owner must reside in one of the units.
 - Must provide off-street parking.
 - Lot 2 ac. or less - only within the principal dwelling.
 - Lot > 2 ac. - may be in a detached building.
- Ord. 07-153 Adopted 2/26/2008
 - Recognized ADUs existing prior to 5/1/2007 as a permitted use in Arden, Ardentown, Ardencroft.

ADU Permits to Date



As of October 2016

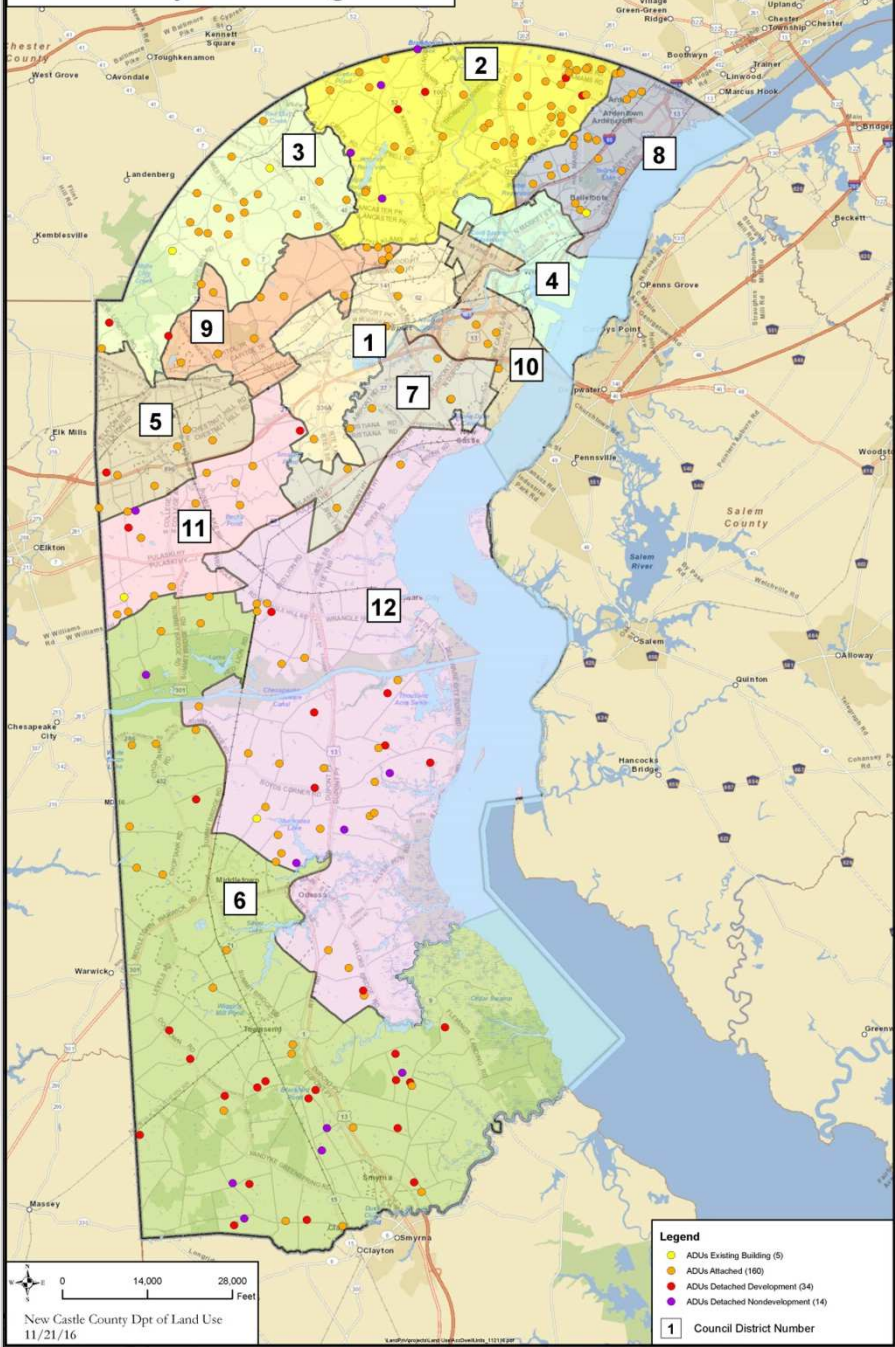
- 104,954 SFD homes existed in unincorporated NCC
- 0.2% = 210 ADUs
- The cap has been reached. No more ADU permits can be issued under existing Code.

ADU Permit Statistics – 9 years to reach cap



- 2007: 33 ADU permits
- 2008: 12
- 2009: 20
- 2010: 21
- 2011: 10
- 2012: 27
- 2013: 18
- 2014: 20
- 2015: 27
- 2016: 26
- Total 214 ADU permits issued (4 issued in Certificate of Awareness program)

Accessory Dwelling Units



Considerations



- Existing program limitations would require 500 new SFD to be built to create opportunity for 1 more ADU.
- An average of 22 ADU permits issued per year.
- With cap increased to 0.4% the program could continue another 7 to 9 years.
- ADU Program has been successful and popular.