




Accessory Dwelling Unit Ordinance ADU

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- ADUs to be approved ministerially
 - More flexibility on off-street parking
 - Modifications to the Kensington Combining District



Internal Conversion to Establish an ADU Must be Approved Ministerially

Section 82-24.006 (b) Permitting Procedure: An application for a permit to establish an accessory dwelling unit that is an internal conversion within an existing single-family residence or accessory building will be approved ministerially without discretionary review or public hearing and therefore; are not subject to the development standards specified in Section 82-24.012.

PROPOSED DEVELOPMENT STANDARDS

County Wide	Kensington
Minimum lot area: 6,000 sq. ft.	Minimum lot area: 10,000 sq. ft.
Maximum height: 35 feet	Maximum height: 14 feet
Maximum size detached: 1,000 sq. ft. residential/1,200 sq. ft. agricultural more than 5 acre	Maximum size detached: 600 sq. ft. or 60% of the floor area of primary residence, whichever is smaller
Maximum size attached: 50% of the floor area of main residence	Maximum size attached: 50% of the floor area of main residence or as max. allowed above



Variance to Location and Development Standards:

- As permitted under Section III of the Ordinance, the Zoning Administrator may consider a variance from the required location and development standards such as:
- Height
- Setbacks
- lot size, and
- off-street parking requirements.

QUESTIONS

