



Accessory Dwelling Units 101

Presented by:

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ADUs: Why Now?

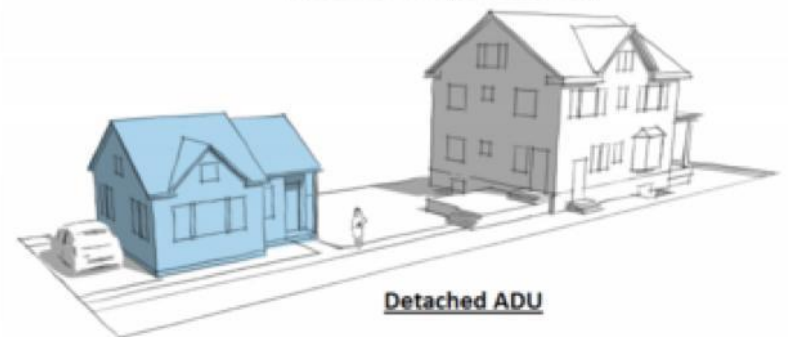
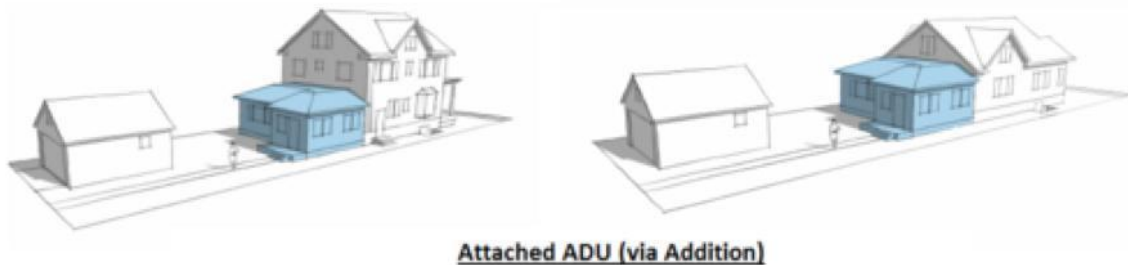
Proposed Zoning Text Amendment ZTA 19-01

Takoma Park City Council Work Session 3/13

**Montgomery County Planning, Housing, and Economic
Development Committee 3/18**

Takoma Park City Council (Tentative) Resolution 3/20

ADU: Definition



ADU: Definition

Must have separate entrance, full kitchen, full bath



ADUs: Benefits

- Create affordable rental units
- Create income stream to make mortgages affordable
 - Young families
 - Seniors Aging in Place
- Increase density near transit without changing character of neighborhood

ADUs: Takoma Park

- Initial approval by Montgomery County
- Licensing and oversight by Takoma Park
- 60+ Licensed Accessory Dwelling Units, all wards
- 97% have biennial licenses, on time renewals
- Only 6 since 2013





Montgomery Planning

Functional Planning & Policy

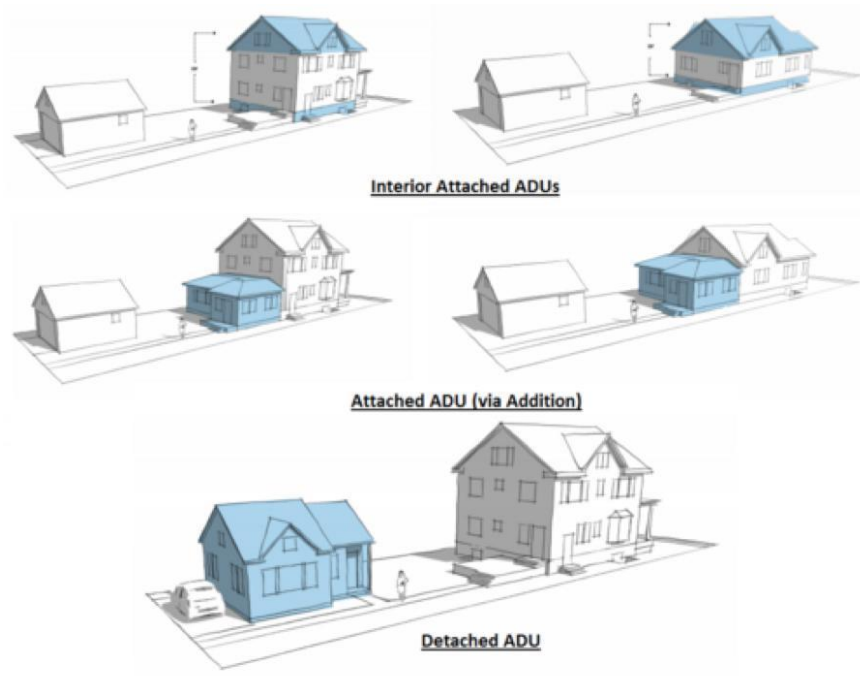


Zoning Text Amendment (ZTA) No. 19-01, Accessory Residential Uses – Accessory Apartments

Limited Use Standards



Timeline



ADUs reviewed as Special
Exceptions
Pre 2013



ZTA 12-11
Allows ADUs as a limited use
in certain zones
Effective 5/20/13



ZTA 18-07
Allows waiver for ADUs that
do not meet parking/spacing
Effective 10/29/18



ZTA 19-01
Generally amends the
provisions for ADUs
Introduced 1/5/19

Use Standards - Zones Allowed

- Attached Accessory Apartments are allowed in the AR, R, RC, RNC, RE-2, RE-2C, RE-1, R-200, R-90 and R-60 Zone following all limited use standards.
- Detached Accessory Apartments are allowed in the AR, R, RC, RNC, RE-2, RE-2C, and RE-1 zone if ~~the property is a minimum of 1 acre in size, and all limited use standards are met.~~
- ~~There must be no approved or pending attached accessory apartments within 500 feet within the RE-2, RE-2C, RE-1, R-200, RMH-200, and R-150 zones.~~
- ~~There must be no approved or pending attached accessory apartments within 300 feet in the R-90 (including Plan Development zones), R-60, and RNC zones.~~
- ~~There must be no approved or pending detached accessory apartments within 500 feet within the RE-2, RE-2C, and RE-1 zones.~~
 - ~~If your property does not meet the spacing requirement, you can apply for a waiver with the Hearing Examiner~~

Use Standards

- The property must be the owner's primary address
- ~~• The house must be at least 5 years old~~
- The ADU must have the same street address as the main house
- ~~• The ADU must be internal to the main dwelling on a property smaller than one acre. Complete separation of the units is required.~~
- Only one ADU apartment may be created on the same lot as an existing one family detached house. ADUs are prohibited in Townhomes.

Use Standards - Size

- Accessory Apartments must be less than 50 percent of the gross habitable floor area in the principal dwelling; ~~or 1200 square feet, whichever is less.~~
- ~~The maximum floor area for an addition is 800 square feet if it increases the footprint of the principal dwelling.~~

Use Standards - Parking

- ~~• If there is an existing driveway, one on-site parking space is required in addition to any required on-site parking space required for principal dwelling; however, if a new driveway must be constructed for the accessory apartment, then~~ two on-site parking spaces must be provided.
- If your property does not meet the parking requirement, you can apply for a waiver with the Hearing Examiner.

Additional ZTA 19-01 Provisions

- Allow an accessory structure built before May 31, 2012 to be used as an accessory apartment without regard to setbacks.
- Delete requirement that the separate entrance be located on the side or rear of the dwelling unless front entrance existed before a certain date or there exists a single entrance for use of the principal dwelling and the Attached Accessory Apartment.
- Owner can live in the principal dwelling or accessory structure

Questions?

Please join us in the Azalea Room for Q&A

Contact Information

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