



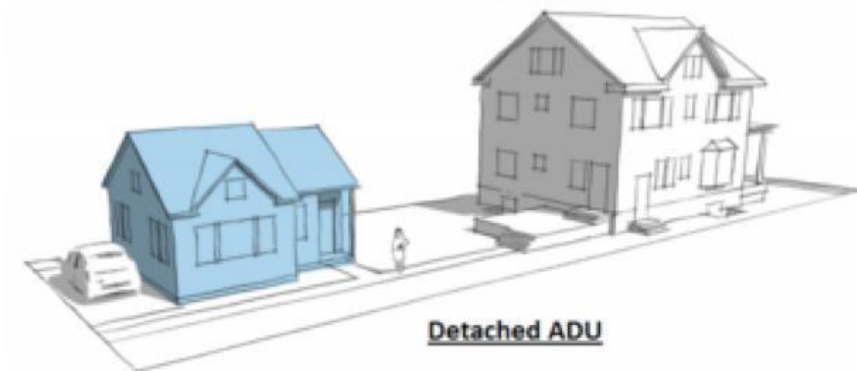
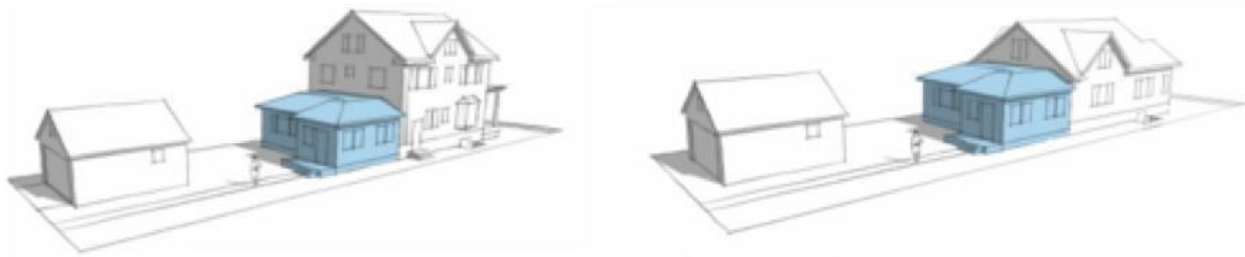
Accessory Dwelling Units and ZTA 19-01

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ADU: Definition



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Must have separate entrance, full kitchen, full bath



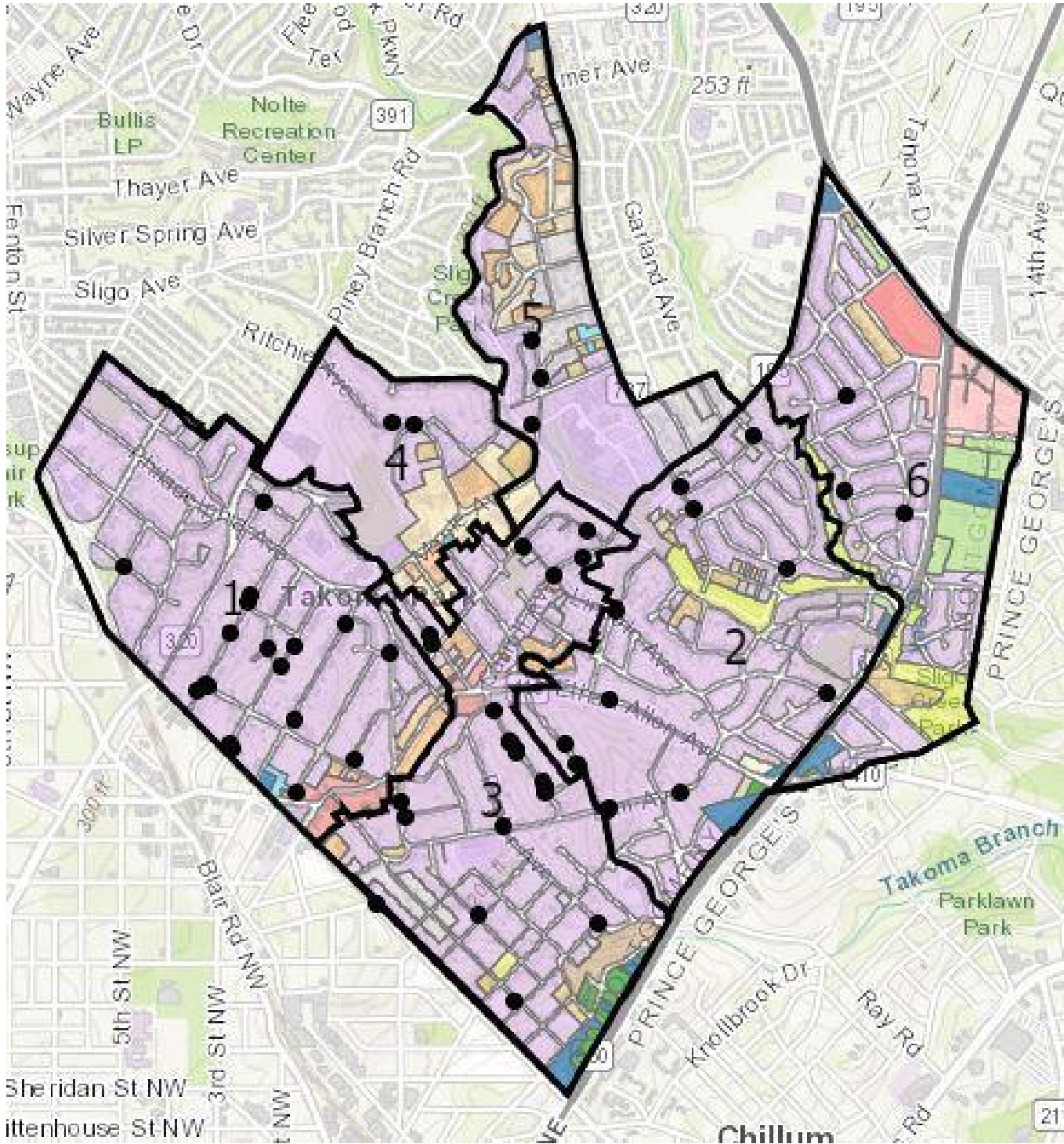
ADUs: Benefits

- 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





Proposed Changes to ADU Rules

Existing Regs	ZTA 19-01 Proposal	Proposal good for Takoma Park?
300 feet required between ADUs in R-60 zone	No distance requirement	✓
1 acre required for detached ADU	No lot size requirement, just governed by zoning setbacks and size.	✓
Must be less than 50 percent of the <i>gross</i> floor area in the principal dwelling; or 1200 square feet, whichever is less.	Must be less than 50% of <i>habitable</i> floor area in principal dwelling, no absolute size limit.	✓
Total 3 on-site parking spaces	2 on-site parking spaces with Hearing Examiner waiver option	No parking requirement within 1 mile of public transit stations
Only one ADU per lot and owner must live in main dwelling.	Only one ADU per lot and owner may live in either unit.	✓

What stays the same?

Existing Regs	Good for Takoma Park?
No more than two adults may live in an ADU	✓
ADU must be separated from principal dwelling, have a full kitchen and bathroom, and a separate entrance.	✓
ADUs may not be used as short-term rentals (AirBnB)	✓
ADUs must be licensed and inspected.	If ZTA is adopted, ADUs internal to single family homes should be administered through the City's rental housing licensing process without need for initial County approval.