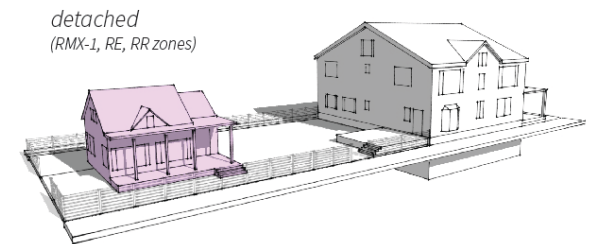
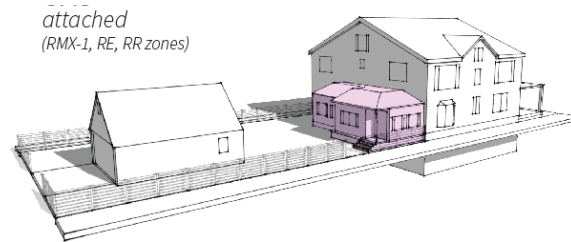
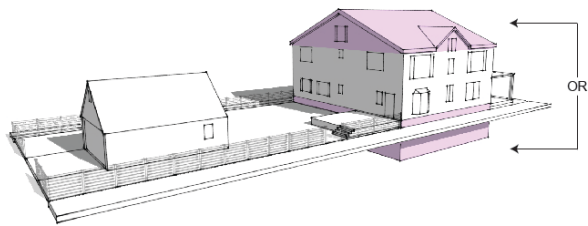


**“Granny flat” “In-law unit” “Servant’s quarter” “Accessory apartment” “Guest house” “Garage or basement apartment”**



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## **Changes to Fayetteville’s Accessory Dwelling Unit Ordinance**

**Garner Stoll, Development Services  
Director     June 19,  
2018**

# Maximum Height Regulations

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Portland, Oregon – 20' or 15' if in rear yard setback

Columbia, MO – Shall not exceed height of principal dwelling or 24' whichever is less

Minneapolis, MN – Shall not exceed height of Principal dwelling or 20 feet whichever is less

Charlotte, NC No taller than principle building


Ann Arbor, MI – Detached 21 feet Attached 30 feet

Austin, TX – 30' feet detached – their ordinance doesn't allow detached ADUs

Smart Code 2 stories max



# Purpose

- Create new housing units while respecting the character and pattern of small scale traditional town form;
  - Increase the housing stock of existing neighborhoods in a manner that is compatible with established massing, scale, and development patterns;
  - Allow more efficient use of existing housing stock and infrastructure;
  - Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
  - Provide a broader range of accessible and more attainable housing.
- 

## **Remove requirements not standard for single family dwelling**

- Exterior design requirements
- One additional parking space- 800 SQ FT or under
- Deed restriction requiring property owner to permanently occupy either the principal or accessory dwelling unit
- Additional site and landscape plan review

# Other Changes:

- Strengthen requirements to protect privacy of adjacent backyards
- Allow one detached and one attached or interior ADU provided total additional space doesn't exceed 1200 SQ FT.

## **Alternatives for Discussion:**

- Owner Occupancy – Retain but eliminate deed restriction
- Size- limit size to the existing 950 Square Feet
- Size- Limit size to 1200 square feet or a percentage of principle use
- Allow only one ADU per lot

# **Recommendation:**

Approve changes as recommended by Planning Commission

