Girdwood ADU proposal (20190412 rev3)

|  |  |  |  |
| --- | --- | --- | --- |
| **Topic** | **Current code** | **Proposed code** | **Comments** |
| Detached ADU | Lots >=16,800sqft | Any lot | Site layout will determine whether detached ADU works, not arbitrary lot size  |
| Minimum size | 300sqft | No minimum | Allow more flexibility for small units |
| Maximum size | 600/750sqft depending on lot size & 50% of primary unit | 900sqft & 75% of primary unit | Allow larger ADUs; perhaps owner lives in ADU |
| Parking | 1 spot for <600sqft; 2 otherwise | As before, but at least one spot per bedroom | Discourage on-street parking |
| Setbacks | Standard | No side setback flexibility for taller (>15ft) structures | Addresses a gap in current code |
| Bed & breakfast use | Only one unit allowed | No restriction | Bigger issues with explosion of STR market |
| Dry cabins |  Silent on this (implied) | Legal ADU must have full utilities | Encourage better quality housing |