

Girdwood ADU proposal (rev4)

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
Attached ADU	Any legal lot	No change	
Minimum size	300sqft	No minimum	Allow more flexibility for small units if other code allows
Maximum size	750sqft (for lots >15,000 sqft or GRST1/2) 600sqft otherwise; max 50% of primary unit	900sqft; max 75% of primary unit, whichever is smaller	Allow larger ADUs; perhaps owner lives in ADU
Floor Area Ratio (FAR) & density	ADU living area is included in FAR; ADUs are not included in lot density for new subdivisions	No change	FAR only impacts handful of homes that are too big and lots that are too small under both current & proposed code
Bedrooms	Silent on this	Maximum 2 bedrooms	
Parking	1 spot for <600sqft; 2 otherwise	As before, but at least one spot per bedroom	Discourage on-street parking
Owner Occupancy	Primary residence or ADU must be owner-occupied	No change	Need to keep this until we have STR regulation
Setbacks	Standard flexibility on side setbacks	No side setback flexibility for taller (>15ft) structures	Addresses a gap in current code
Architectural Compatibility	Consistent in style and materials with primary residence	No restrictions	Part of Girdwood's charm is its eclectic building style
Bed & breakfast use	Only one unit allowed	No specific restriction	Bigger issues with explosion of STR market
Dry cabins	Silent on this (implied)	Legal ADU must have water/sewer/electric utilities if available to primary residence	Encourage better quality housing
Prior illegal use	Silent on this	12 months to submit permit and make legal	Encourage more legally conforming structures
Variances	No variances allowed	May be requested	Improve code flexibility