

Should we allow
Accessory Dwelling Units (ADUs)
in Washington Grove?

What are ADUs?

An accessory dwelling unit (ADU) is a second dwelling unit that is subordinate to the owner-occupied main one-family dwelling located on the lot with house. ADUs go by many names, such as accessory apartments, granny pods, backyard cottages or carriage houses, among others. An ADU is smaller than the house and it must contain permanent provisions for living, sleeping, eating, cooking and sanitation.

Definition

Accessory Structure

An Accessory Structure means a structure subordinate to and located on the same lot as a principal building, the use of which is incidental to the use of the principal building or to the use of the land. An Accessory Structure is not attached by any part of a common roof to the principal building.

Accessory Dwelling Unit

An Accessory Dwelling Unit or Accessory Apartment means a second dwelling unit that is subordinate to the principal dwelling. An Accessory Dwelling Unit includes an Attached Accessory Dwelling Unit and a Detached Accessory Apartment Dwelling Unit.

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

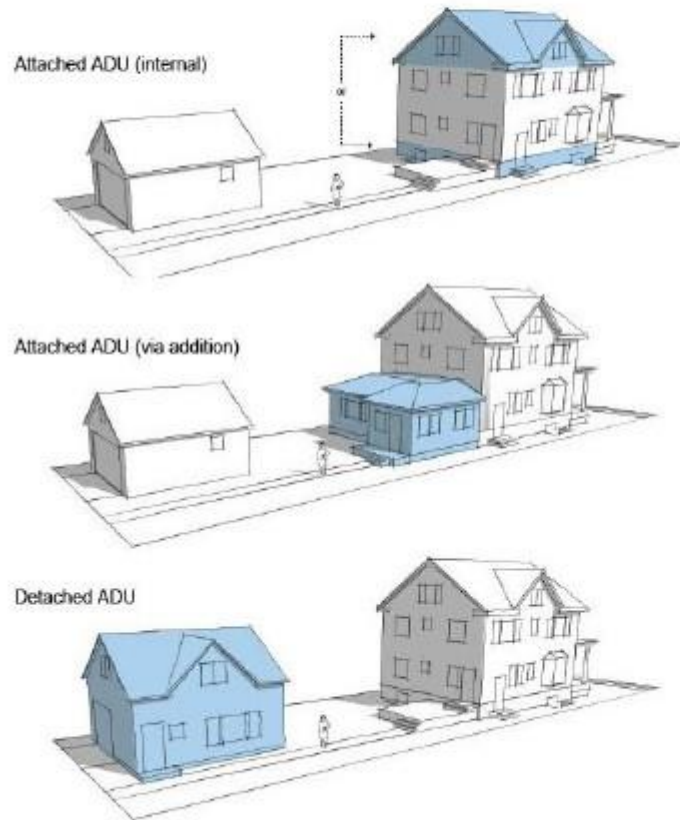


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Potential Concerns?

- 1) There are enforcement concerns which will be addressed by using the Montgomery County ADU licensing process through the Department of Housing and Community Affairs (DHCA). Washington Grove has already adopted Montgomery County Chapter 29 (Landlord-Tenant Relations) which covers this process.
- 2) There are also concerns for parking and moving away from the Washington Grove single-family residential character.

What would change in our ordinances?

- 1) The Zoning changes from One Family to Single Primary Residence.
- 2) Then, in addition to the primary Residence, one attached or detached Accessory Dwelling unit is allowed per property.
- 3) A maximum of two additional bedrooms can be added in an ADU.
- 4) One on-site parking spot must be provided per bedroom added in the ADU in addition to two on-site parking spaces for the residents of the Primary Residence. (Article VII, section 6.2224)
- 5) The ADU must be licensed for rental by the Montgomery County Department of Housing and Community Affairs (DHCA).

What would NOT change in our ordinances?

- 1) No change in the setbacks and maximum height for the zone. The primary residence must conform to the main building standards and the detached ADU to the accessory building standards in Article VII, Section 9 (Schedule of Standards).
- 2) No change in lot coverage (Article VII, section 9) and no change in maximum enclosed space (Article VII, section 3.6). These are based on lot size for each zone.
- 3) No change in number of vehicles allowed to be parked or stored per lot.