



## TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council **Date:** October 23, 2018

**From:** Lori Lamson, Assistant Town Manager **Item No:** 4

**Subject:** DISCUSSION REGARDING SIZE OF DETACHED SECOND UNITS

**T.M. Approval:** \_\_\_\_\_ **Budgeted Item:**  Yes  No  N/A

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### RECOMMENDED ACTION:

Provide direction to staff.

### SUMMARY:

At the October 9<sup>th</sup> Town Council Meeting, Mayor Pro Tem Cusack requested a future discussion item to consider allowing larger detached second units, also known as accessory dwellings, on large residential lots. Currently the Development Code allows a detached unit to be no more than fifty (50) percent of the existing habitable area on the lot, not to exceed 1,200 square feet. This provision does not take into account the size of the lot. The 1,200 square foot accessory unit is the same maximum size allowed on a half-acre lot and a 10-acre lot.

State Law regarding second units recently changed and a Development Code amendment was adopted in April 2018 incorporating these changes. The amendment provided flexibility in the Development Code to construct accessory dwelling units on any residential lot of any size. A maximum building square footage of 1,200 square feet was determined appropriate for the smallest lot size of a half-acre (18,000 square feet net). This maximum size was included as the maximum size for all residential lots.

Mayor Pro Tem Cusack described that the maximum lot size should be related to the lot coverage, which would allow larger lots to have a greater size second unit. This would enable a property owner to build 2 units without having to subdivide, which requires off-site improvements if they don't already exist.

If this were to be changed, setbacks from property lines and adjacent structures could still be required and easily maintained due to the larger lot size.

If the discussion of this issue leads to changes necessary in the Development Code the Council would need to be initiate an amendment and refer this to the Planning Commission for recommendation.

**FISCAL IMPACT:**

Not Applicable