



Affordable Housing Workshop #1

Accessory Dwelling Unit (ADU) Discussion:

An Accessory Dwelling Unit (ADU), also known as a carriage house, granny flat, in-law unit, etc. is generally a small, self-contained unit. An ADU can be detached as with a cottage in the backyard or attached as in an attic or an elevated portion of a SF home. Due to their size, ADUs are an affordable way to create an additional income generator for homeowners that create sustainable, cost-effective, and efficient housing for all age types and income brackets.

Key questions:

- Is requiring affordable deed-restrictions beneficial or detrimental to constructing an ADU?
- How large or how small should an ADU be to be allowed in SF, HMDR, both?
- Is requiring the principal structure be owner occupied beneficial or detrimental to constructing an ADU?
- What areas of the City should ADUs be allowed to be constructed?

Additional criteria for ADUs:

- Are design guidelines beneficial when constructing an ADU?
 - a. Would it be beneficial for the city to have standardized plans for applicants to choose from, in addition to being able to design their own plans?
 - b. What are some design principles that ADUs should follow?
 - c. Should an ADU be LEED or Green Building Certified?
 - d. How could an ADU mitigate its environmental impact?
- How important is landscaping in regard to an ADU?
 - a. Should there be a landscape buffer between an ADU and surrounding properties?
 - b. What is most beneficial to mitigate the impact of an ADU, noise buffering, shade trees, bushes, etc.?
- What are the ideal setbacks for an ADU?
 - a. Should an ADU follow the setbacks for a principal structure or an accessory structure?
 - b. Should there be required landscape between an ADU and the property line?
 - c. If an ADU is elevated, should the setbacks or design guidelines change?
- Should parking be required for new ADUs
 - a. What should the parking be if an ADU is located in new town; auto, bike, scooter?
 - b. What should the parking be if an ADU is located in old town; bike, scooter?

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How to apply for an ADU in five steps:

- 1) Check your zoning by going to the City of Key West website.
- 2) Apply for a BPAS Unit (apply early, there are a limited quantity every year).
- 3) Receive a BPAS unit allocation.
- 4) Apply for a building permit with the plans from your BPAS application.
- 5) Receive approval and start construction.

Converting an existing accessory structure to an ADU? Follow these four steps:

- 1) Check your zoning by going to the City of Key West website.
- 2) Apply for a BPAS unit with the current building plans for your accessory structure.
- 3) Receive a BPAS unit allocation.
- 4) Apply and receive a building permit for any necessary upgrades.

Notes: