

Goal: Locally promote and support the nationwide trend of multi-generational living by allowing Accessory Dwelling Units (ADUs) via Irvington Town Ordinance. An ADU is defined as an independent dwelling unit on a single-family dwelling lot with its own living, bathroom and kitchen space. They are sometimes called “granny flats” or “mother-in-law suites”.

Resources:

<https://mrsc.org/explore-topics/planning/housing/accessory-dwelling-units>

<https://www.cato.org/blog/results-accessory-dwelling-unit-reform-so-far>

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

If the PC chooses to move forward, Fuller/Pollard identified two policy inflection points that need to be decided on how to proceed:

The first inflection point is deciding if the limitation on the total size of the ADU should be defined as a single number or on a sliding scale depending upon lot size. Pollard favored a size cap of 500 or 600 square feet because of its simplicity. Fuller preferred a sliding scale depending upon the lot size because a large lot can accommodate, say, 1200 square feet without too much overall density of the parcel.

The second inflection point is to decide if an ADU can be rented out to non-family members. Pollard preferred that permanent long-term occupancy be restricted to immediate family members. Fuller feels that the owner of the property knows best what should take place on their property.

For reference, Pollard’s draft proposal which he and Fuller discussed is below. Other points not stated above were agreed upon.

Pollard’s Draft Proposal (not agreed to by Fuller):

*Allow ADU units with a bedroom, bathroom and kitchen up to 500 square feet on R-1 and R-2 property under the following conditions.*

- *The ADU can be occupied full-time by an immediate family member of the owner so long as the main dwelling unit is the legal resident of the owner.*
- *The unit can serve as a guest house with stays of up to two weeks by guests of the owner but cannot be rented out other than to an immediate family member.*
- *The unit cannot be used as an STR (yes, this is redundant to the previous bullet but we want to be clear).*
- *The front and side yard setbacks are followed for a primary residence in that zoning code.*
- *The units have a certificate of occupancy from the county (it can’t be an illegally converted shed)*
- *Existing town ordinance of “accessory structures” as defined in 154.004 (10) remain unchanged except that the following sentence is added (or something similar) “Nothing herein shall prevent an outdoor kitchen, if properly permitted by the building department, from being approved by the zoning administrator.”*