Memorandum

To:	Stillwater Township Planning Commission	**Project Reference:**	Accessory Dwelling Unit (ADU) Discussion
Copies To:	Barbara Riehle, Town Clerk		
		TKDA Project No.:	21102.000
From:	CJ Sycks, Planner	**Client No.:**	
	Evan Monson, Planner		
Date:	July 17, 2024		

SUBJECT: A discussion regarding Accessory Dwelling Units (ADUs) in the Township

MEETING DATE: July 23, 2024

BACKGROUND

At the July 11th Town Board meeting, the Board Supervisors discussed current Accessory Dwelling Unit (ADU) regulations as well as the potential of permitting detached ADUs. The Board has requested that the Commission discuss the topic.

Township staff has received inquiries about what is and is not allowed in the Township for accessory dwelling units. These dwellings, sometimes referred to as 'granny flats,' or 'mother-in-law suites,' are a smaller unit found on the same lot as a detached single-family home. An ADU is typically smaller than the 'main' dwelling on the property and may be attached or detached from the house. The zoning regulations for these types of dwellings can vary widely from community to community.

CURRENT ORDINANCE

Zoning Ordinance Chapter Two, Part 3, Section 2.1

The Township currently only allows an ADU that is *within* an existing dwelling unit. The Town's Zoning Ordinance refers to these as 'Accessory Apartments.' Accessory Apartments must be owner-occupied and require a certificate of compliance (CoC).

Zoning Ordinance Chapter Two, Part 3, Section 1.2.4 (B)7

The Zoning Ordinance prohibits kitchen facilities and full bathrooms in accessory structures, which prevent the use of a shed/garage as a dwelling. Accessory structures must also never be rented, leased, or sold separately from the principle structure. Accessory structures may only be two (2) stories and no more than 35 feet tall.

DISCUSSION

The Commission should review and discuss the current ordinance requirements. No action is requested at this time. The Planner and the Town Board Liaison will give an overview of the conversation to the Board.

Below are some questions to spark discussion, if necessary:

- How do ADUs (all types) impact a neighborhood/town? Positively or negatively.
- Is there a need for detached ADUs in the community?
    - Should they be permitted? Do they need to be?
    - Must they be owner-occupied? Should they be allowed for short-term rental use?
- What questions do you have about ADUs?