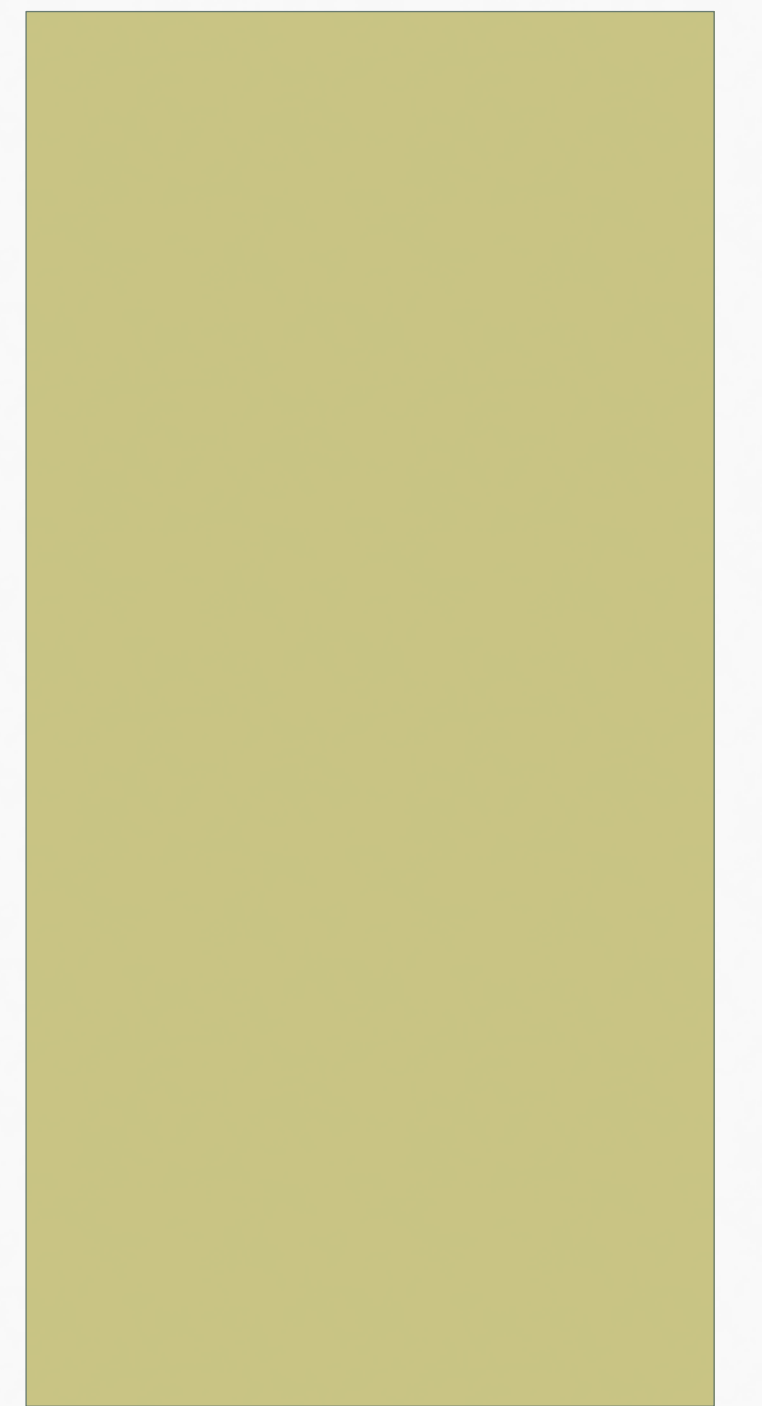


ACCESSORY DWELLING UNITS (ADU'S)

180A011 – OVERVIEW



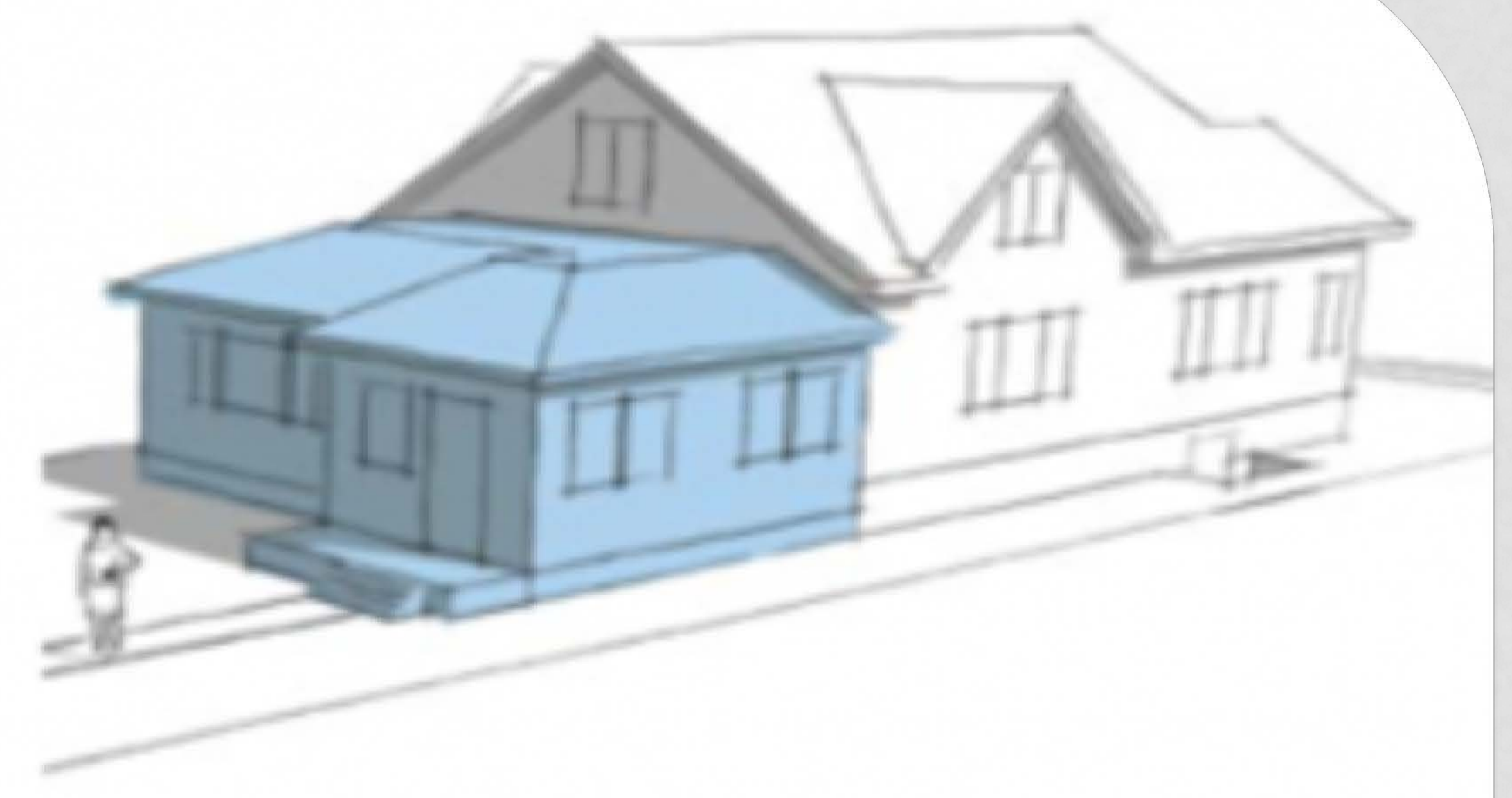
WHAT IS AN ADU?

An ADU is a dwelling unit with its own eating, sleeping, and sanitation facilities.

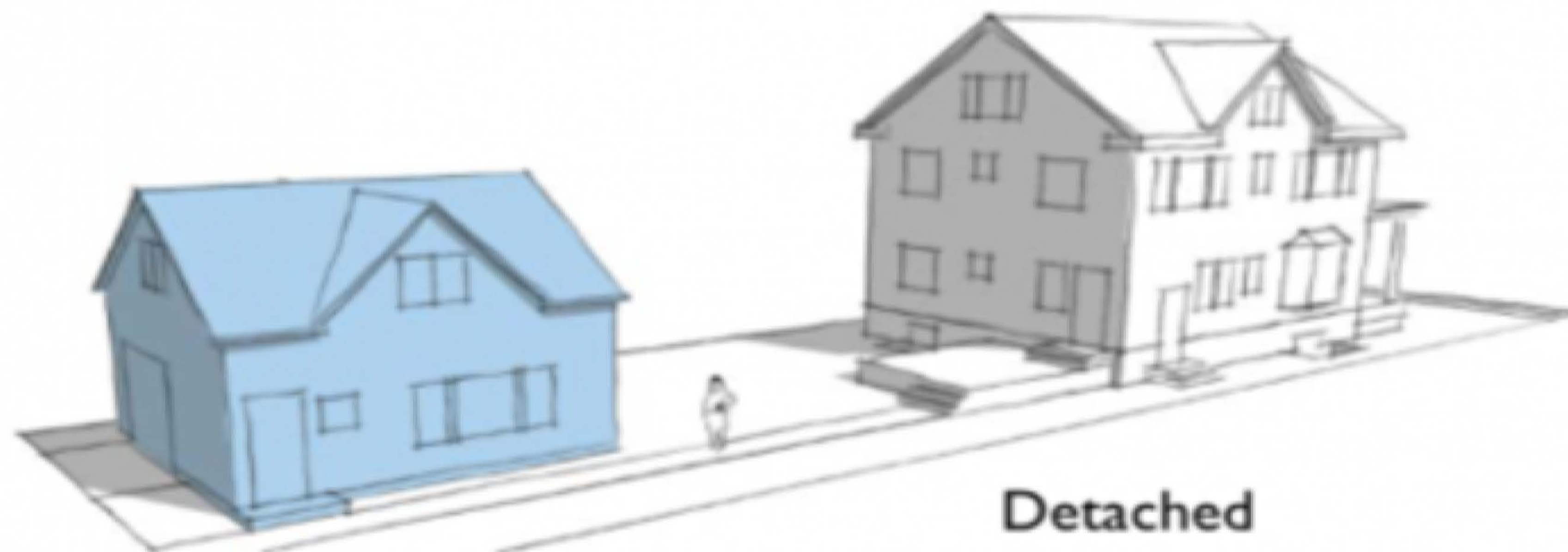
ADU's are also called "granny flats," "mother in law units," "backyard cottages," and "basement apartments."



Internal



Attached



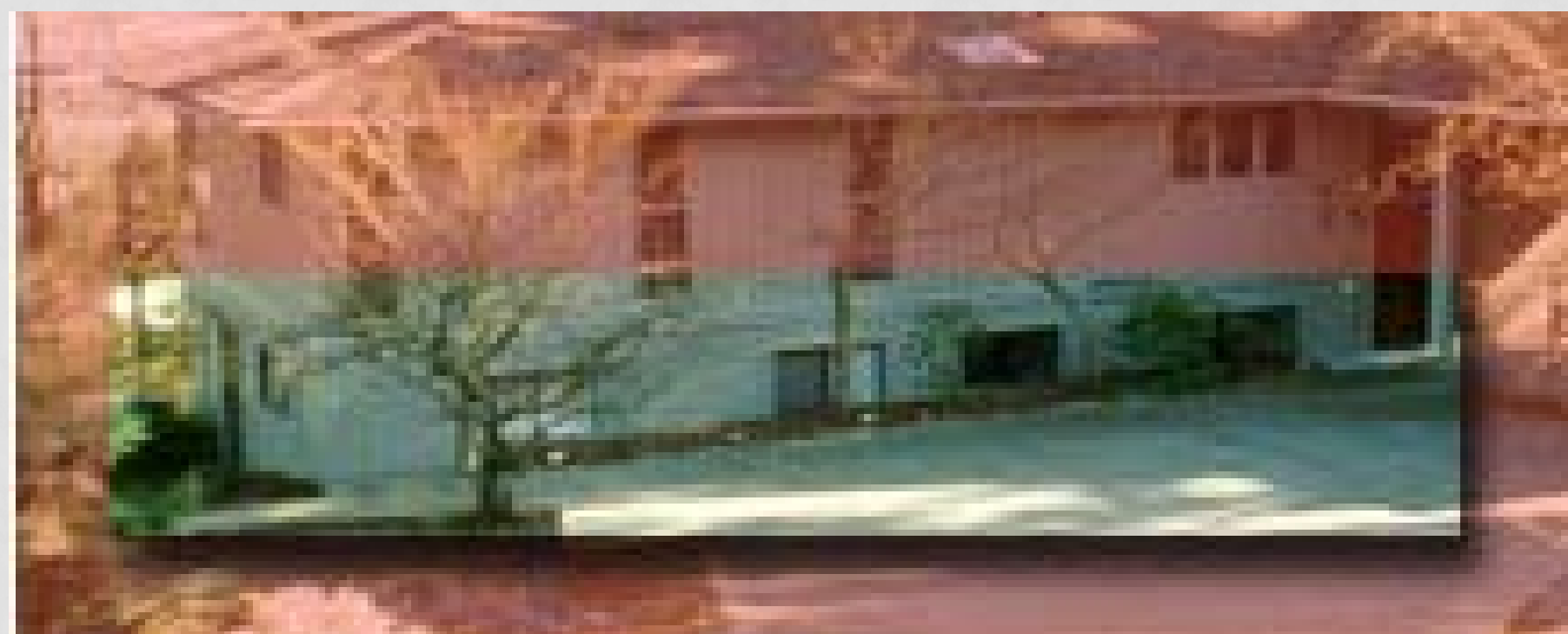
Detached

ADU's can be Internal, Attached, or Detached

TYPES OF ADU'S



Internal



Internal



Detached



Attached

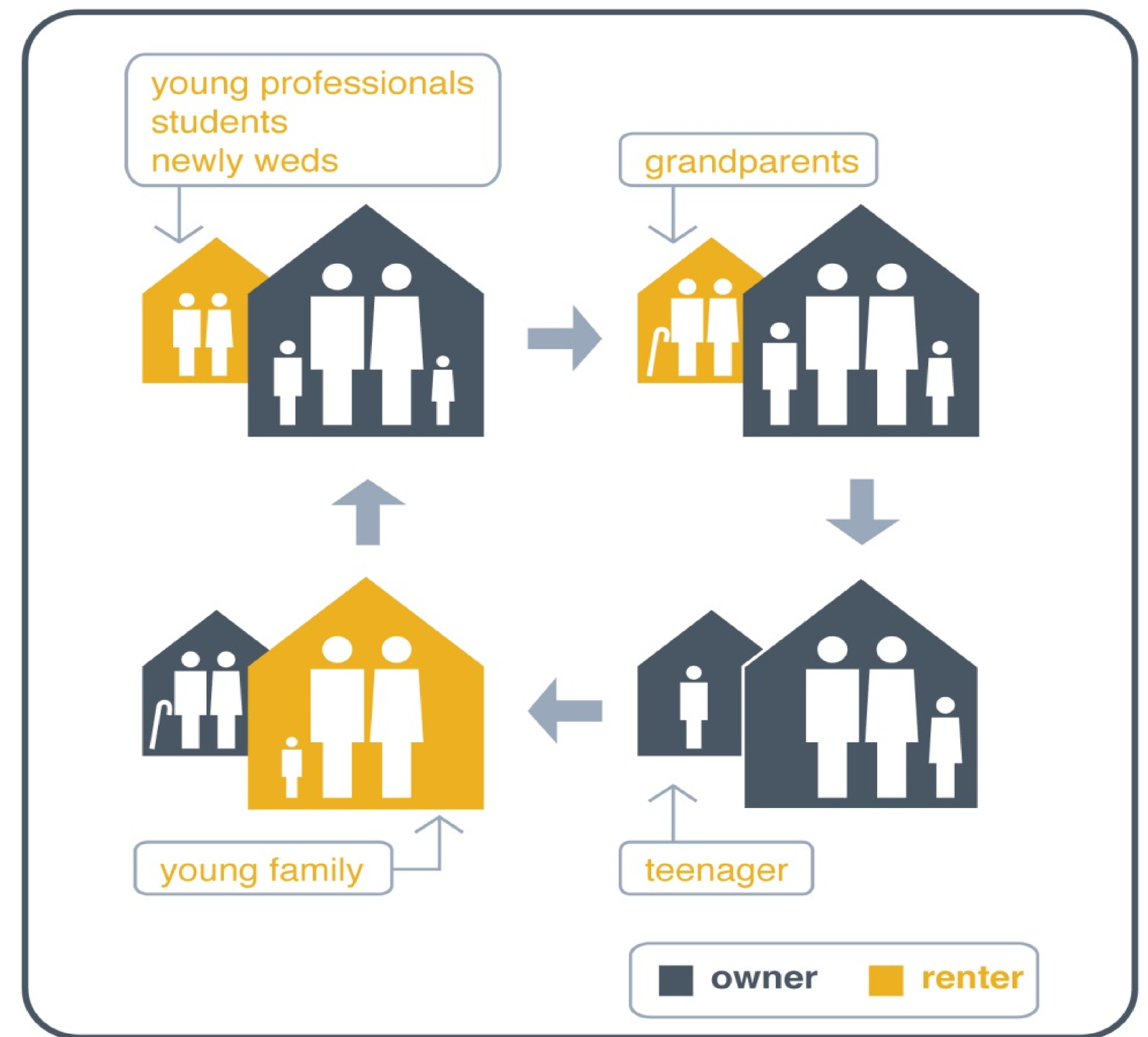
ADU'S & HOUSING POLICY

ADU's are a strategy in the Rapid City Comprehensive Plan to increase affordable housing options.

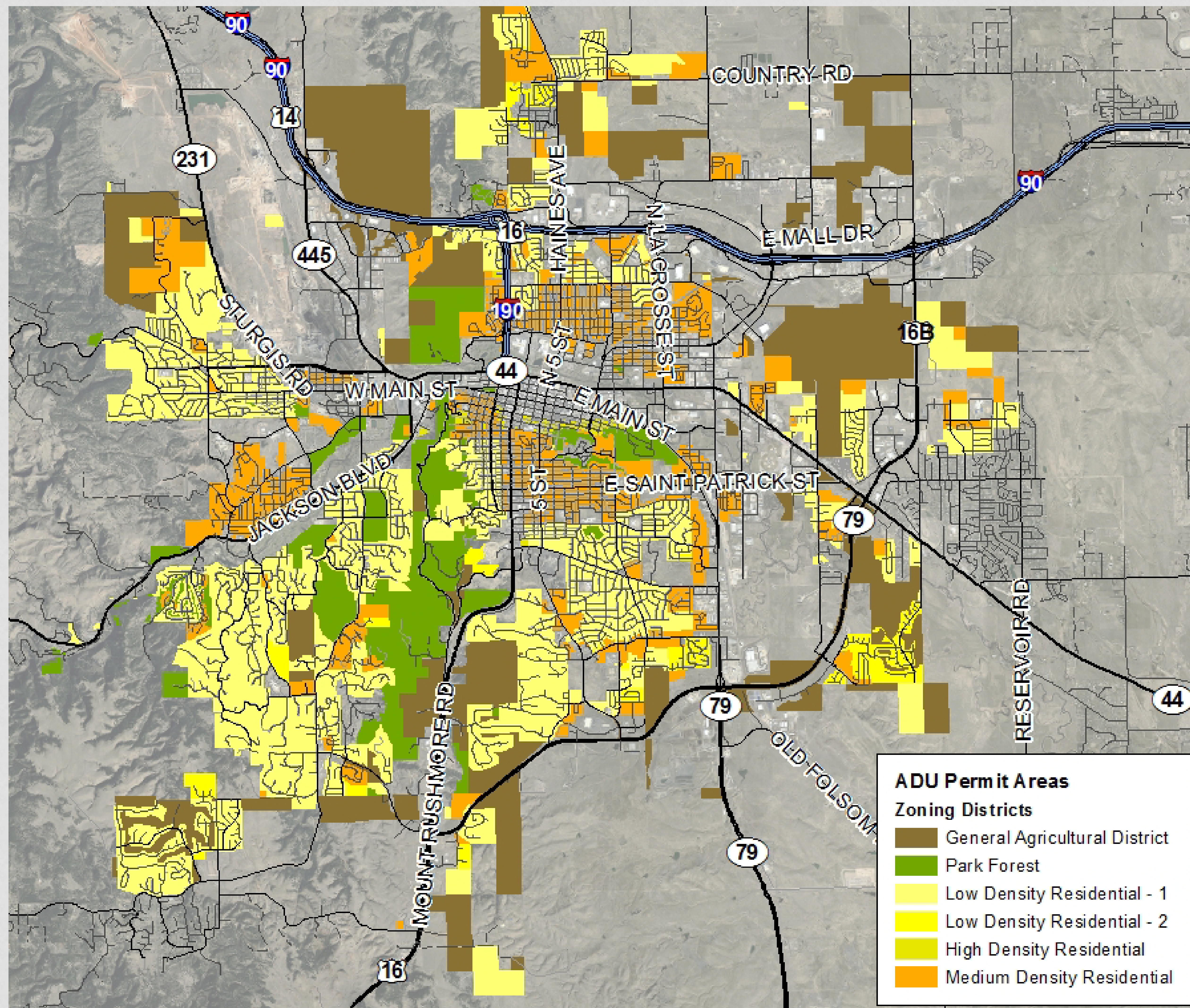
ADU's appeal to a broad segment of the population: students, seasonal workers, young professionals, extended family such as aging parents or grown children, and more.

ADU's support the ability to age in place. As the baby boomer generation ages, their housing and living assistance needs will change.

ADU's provide an income source for homeowners.



Life Cycle Diagram: for family and housing needs



Residential Districts, the General Agricultural District, and The Park Forest District (with stricter limitations) are eligible for ADUs.

Several ADU structures exist in Rapid City today. Alley Houses and Carriage Houses are common in the West Boulevard neighborhood, shown in the photos below.



RAPID CITY ADU'S: FAQ

Who can develop, operate, & occupy an ADU?

The owner of the property must reside full time on the property , either in the primary structure or the ADU.

The ADU cannot be sold or detached by deed.

ADU's must be rented for periods of 28 days or more. ADU's are not to be used for short term (vacation) rentals.

How will they look within the neighborhood?

New ADU's exceeding 500 square feet must have a residential appearance.

The intent is to maintain the character of existing neighborhoods while allowing for increased housing supply.

Where can they be located?

ADU's are intended to fit in with the density and character of existing and new residential neighborhoods.

ADU's cannot be located at the front of a lot.

See map for specific zoning districts which may allow the development of ADU's.

What are the criteria to be eligible for a new ADU?

Not all lots will be a good fit for an ADU. Zoning criteria must be met for new ADU's (lot size, lot coverage, setbacks, etc.).

Each new ADU must provide adequate parking. The standard shall be one off street space for the ADU unless an exception is justified.

Only internal ADU's are allowed on lots less than 6,500 sq. ft.

How will they be regulated?

The Registration/ Permitting process will require site plans and floor plans.

All construction and remodeling shall comply with City codes.

Historic Review is required for exterior alterations in a historic district.

The fee will be set by Council Resolution

EXISTING ADU's must meet the following in order to register:

- Must be a permanent dwelling with it's own cooking, sleeping, and sanitation facilities.
- Must be owner occupied.
- Must be located in a zoning district which permits ADU's.
- May not exceed one ADU per lot.
- Must meet parking requirements.

NEW ADU's

must meet the same, plus the following, in order to register:

Zoning District Requirements

- Setbacks
- Height

Area Regulations for ADU's

- Location
- Lot coverage
- ADU size
- Lot size

Design Standards for Large Units

- Residential appearance

"Any non conformities with City regulations will be acknowledged and may not be made worse as a result of a renovation or expansion. Any renovation/expansion must comply with applicable City area regulations, ordinances, cods, and design standards attributable to that renovation or expansion."