

To: Anne McClung, Planning & Building Director

From: Elisabeth Willis, Housing & Community Development Project Manager

Date: February 2, 2017

Re: Discussions with planning department staff from Chapel Hill, NC, Athens, GA, and Moscow, ID regarding their accessory apartment ordinances

In an effort to better understand how accessory apartment ordinances in communities with similar characteristics to Blacksburg are working, I spoke to the primary planning staff involved with the drafting and implementation of accessory apartments ordinances in three communities:

- Chapel Hill, North Carolina: John Richardson, Planning Manager for Sustainability
- Moscow, Idaho: Mike Ray, Planner II
- Athens, Georgia: Bruce Lonnee, Senior Planner

Chapel Hill. Chapel Hill's ordinance does not require owner occupancy but is similar to the draft Blacksburg ordinance in terms of size of the unit (750 S.F.) and required parking. They have not had a lot of applications for accessory apartments and have not had enforcement issues. When going through the ordinance adoption process residents expressed concerns about neighborhood impacts but given the few applications they have received that hasn't been an issue.

Moscow. Moscow went through an extensive community input process over a couple of years before adopting their ordinance in 2015. The Moscow ordinance requires owner occupancy of either unit. The definition of owner occupancy includes a requirement to live in the unit for at least six months of the year. This can be waived by the Community Development Director for military service, employment sabbatical, or family medical leave. If the owner doesn't live in one of the units only one unit can be occupied. The ordinance requires one off-street parking space for the accessory apartment. The square footage of the accessory apartment can't exceed 600 SF or 40% of the gross floor area of the principal unit whichever is less. They've only had 4-5 ADU's created since the ordinance was adopted two years ago and haven't had enforcement issues.

Athens. Georgia doesn't allow localities to limit owner occupancy through zoning; therefore their ordinance doesn't require owner occupancy. Accessory apartments are only allowed in multi-family and agriculture zones - not permitted in single family zones. Parking requirements are based on number of bedrooms and follow their multi-family zoning requirements. No enforcement issues.