

Detached Accessory Dwelling Unit Standards

These standards apply to detached accessory dwelling units in the following zoning districts:
Rural Residential, Single-family Residential, Single-family Special Use, Single-family Mobile Home.

ADU's are intended to be an "accessory use" meaning the ADU is subordinate to the primary use, which is the main home on the lot.

1. One Dwelling Unit. A maximum of one detached accessory dwelling unit is allowed per legal lot. No more than two dwelling units per legal lot, including an accessory dwelling, are allowed.

Comments: If the main home already has a separate apartment within or attached to the home, then a detached ADU may not be constructed.

2. Building Area. A detached accessory dwelling shall not exceed 800 square feet of building area, or the following percentage of the principal dwelling's building area, whichever is less.

Comments: The maximum size of a detached ADU is 800 sf regardless of the size of the main home or the lot. (Note: There is no specific size restriction when constructing a second dwelling beyond lot coverage if it is attached to the main home.)

40% of the principal dwelling's building area on lots 0.5 acre or less, 60% of the principal dwelling's building area on lots greater than 0.5 acre but less than 1 acre, and 80% of the principal dwelling's building area on lots 1 acre or greater. Any garage associated with the principal dwelling is not included in the calculation of building area.

Comments: In addition, the detached ADU can be no larger than the stated percentage of the principal dwelling's area. The percentage increases as the size of the lot increases.

Detached accessory dwellings are included in calculating lot coverage. Notwithstanding Chapter 19.80, lot coverage variances shall not be granted for construction of a detached accessory dwelling.

Comments: The maximum lot coverage for most residential properties is 35%. This means a property owner can cover up to 35% of their lot with structures. To calculate the maximum lot coverage, multiply the size of the lot times .35. For example, on an 8,000-sf lot, the maximum lot coverage is $8,000 \text{ sf} \times .35 = 2,800 \text{ sf}$. Construction of a detached ADU cannot result in a property exceeding the maximum lot coverage. There will be no exceptions granted to the maximum lot coverage requirement.

3. Location on Lot. A detached accessory dwelling shall be either a minimum of 40' from the front property line or no closer to the front property line than the principal dwelling, while still meeting yard setback requirements for the district.

Comments: The detached ADU cannot be closer to the front property line than the main home. If the existing main home is sited on the back part of the lot, the ADU may be constructed at least forty feet back from the front property line.

4. Building Design. The detached accessory dwelling shall be constructed of materials that are the same or similar to the materials used on the principal dwelling.

5. Building Height. The height of a detached accessory dwelling shall not exceed the height of the principal dwelling. Notwithstanding Chapter 19.80, a building height variance shall not be granted for construction of a detached accessory dwelling.

Comments: There will be no exceptions granted to this requirement.

6. Utilities. A detached accessory dwelling may not share utilities with the principal dwelling unless approved by the utility provider.

Comments: Most dwellings are connected to the municipality's main utility lines through service lines on the lot. To extend a service line to an ADU, the property owner must get prior approval from the Utility Director. This will ensure the size and location of the service is adequate for an added dwelling.

Detached accessory dwellings constructed off-site shall not be connected to utilities until the dwelling is approved by the borough building official.

Comments: Water and electrical service will not be turned on until the borough building official approves the detached ADU.

If the lot has an on-site waste disposal system, the Alaska Department of Environmental Conservation must verify in writing that the disposal system has the capacity to service an additional dwelling.

Comments: Properties without access to the municipal wastewater system must obtain written confirmation from DEC that the on-site system has the ability to accommodate an additional dwelling.

7. Parking. Notwithstanding section 19.64.010(A), the presence of a detached accessory dwelling on a lot shall not increase the required number of parking spaces.

Comments: No added off-street parking spaces will be needed for construction of a detached accessory dwelling unit.

8. Yard setback requirements. Notwithstanding section 19.60.060(B), a detached accessory dwelling must comply with yard setback requirements for the district. Notwithstanding Chapter 19.80, a setback variance shall not be granted for construction of a detached accessory dwelling.

Comments: Each residential zoning district has setback requirements. For example, in the single-family residential district, the front and rear yard setback is 20 ft. from the property line, and the side yard setback requirements is 10 ft. from the property line. The ADU may not be constructed within the setbacks. There will be no exceptions granted for this requirement.

9. Prohibited. No manufactured home, recreational vehicle, or mobile home shall be used as a detached accessory dwelling, except a manufactured home, constructed under the HUD code, may be used as a detached accessory dwelling in the SFMH district.

Comments: The only type of pre-constructed home allowed in most residential districts are modular homes. One distinctive feature of modular homes is that the homes are constructed to IRC building code standards. A manufactured home is constructed to a different code called the Federal Manufactured Home and Safety Standards, also known as the HUD code.