

ACCESSORY DWELLING UNITS

MIDWAY CITY COUNCIL

WHAT IS AN ADU?

- An accessory dwelling unit (ADU) is a second small dwelling on the same lot as a dwelling that is either detached or attached
 - An apartment over the garage
 - A tiny house in the backyard
 - A basement apartment
 - ADUs have a separate entrance, bathroom, kitchen etc.

ADU BENEFITS

Benefits of ADUs



What are the benefits of ADUs?

- ✓ ADUs are an affordable type of home to construct because they do not require paying for land, major new infrastructure, structured parking, or elevators.
- ✓ ADUs can provide a source of income for homeowners.
- ✓ ADUs allow extended families to be near one another while maintaining privacy.
- ✓ ADUs can provide as much living space as many newly-built apartments and condominiums, and they're suited well for couples, small families, friends, young people, and seniors.
- ✓ ADUs give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place as they require more care.
- ✓ ADU's can reduce the environmental impact housing has on our air, water and resources.

ADU BENEFITS

age
in place/
senior
assistance

adding
affordability
options
to renters

better use of
existing
infrastructure

new
housing

urban
renewal

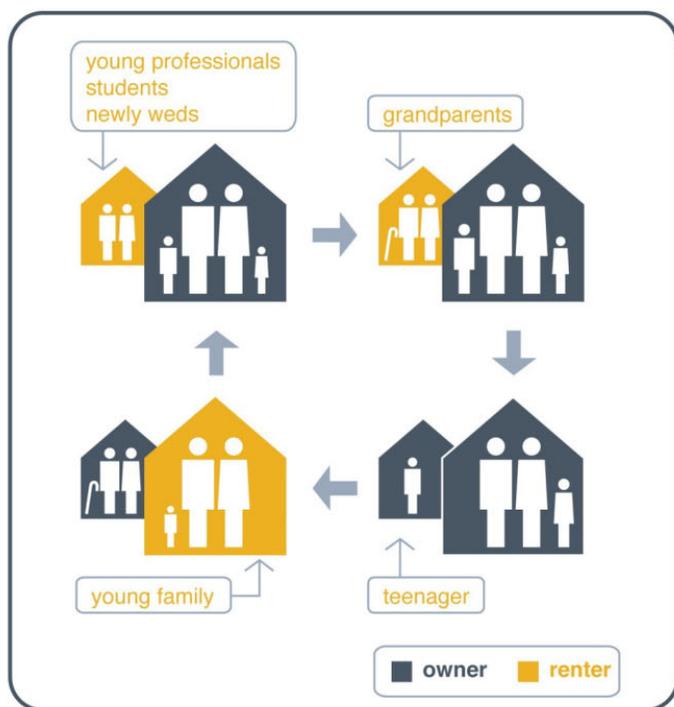
property
rights

making
ownership
affordable

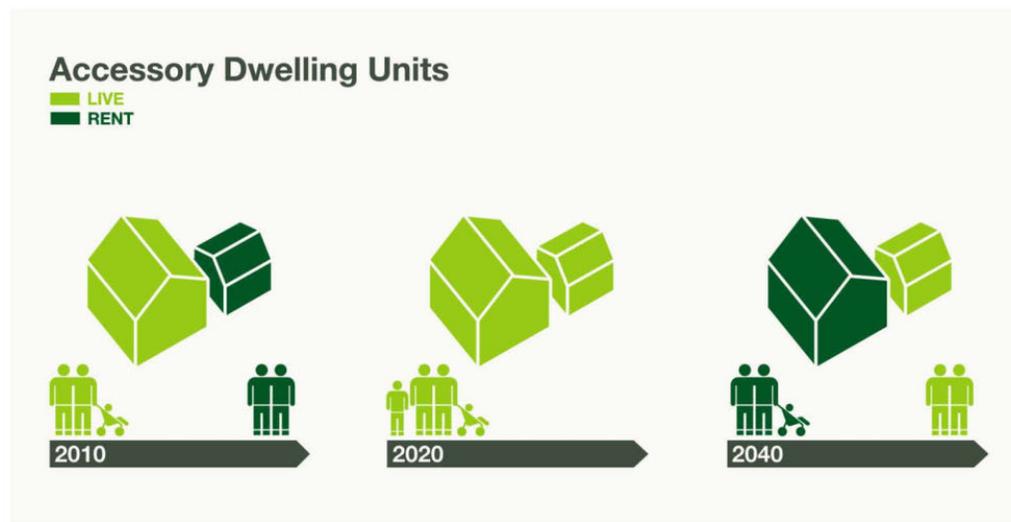
social
assistance at
neighborhood
level

ADU BENEFITS

Flexibility- People can use through a life cycle



Life Cycle Diagram: for family and housing needs



ADU POSITIVES

- Affordable Housing (Potentially if rents aren't too high)
- Helps families live together but independently
- Maximize use of a dwelling especially after kids have left
- Potential income for homeowners
- Potentially supports more local businesses because of increased population

ADU NEGATIVES

- Creates more population
 - Resort Tax
 - Quality of life
- More traffic
 - One of the most common complaints about new developments
 - Especially if the ADU is not in the center of town and located in the periphery
- More impact on the school district
- More demand on water and sewer
- More demand on services
- May promote larger dwellings and building massing

POINTS OF DISCUSSION

- General Plan goals of rural atmosphere, open space, and reducing density wherever appropriate. The General Plan also promotes affordable housing and ADUs have the potential of helping.
- Midway citizens voted to approve a 5 million bond for open space. All would agree that open space is the main issue, but density is also closely related. Essentially Midway is paying to reduce density but adding ADUs would increase density which seems counterproductive and should be considered.

POINTS OF DISCUSSION

- Midway already allows duplexes
- Location in Midway
 - Should be in the center of town (R-1-7 and R-1-9)
 - Close to services, stores, parks, schools, etc.
 - We could adjust frontage for ADUs and make it easier to have them in these zones
- Size of ADUs
 - 300 sq. ft. min to 800 sq. ft. max
 - Allows for up to two bedrooms
- Impact fees

POINTS OF DISCUSSION

- Water requirements
 - If you add onto the home or build a detached unit then water rights would be required?
 - If a basement or other inner area finish, then water rights not required?
- Owner occupied
- Driveway location
- Should still look like one dwelling
- Lot coverage percentage maximum

ADJOURNMENT

MIDWAY CITY COUNCIL