

**TRAVERSE CITY CODE OF ORDINANCES**

**ORDINANCE AMENDMENT NO. \_\_\_\_\_**

Effective date: \_\_\_\_\_

TITLE:           ACCESSORY DWELLING UNITS

THE CITY OF TRAVERSE CITY ORDAINS:

*Accessory Dwelling Units* would be added as a permitted use with specified conditions in the RC, R-1a and R-1b, and R-2 Districts to be enacted to read in its entirety as follows:

The purpose of allowing Accessory Dwelling Units in certain areas of the City is to permit small secondary dwellings to help owners pay expenses, make the house itself more affordable, increase the efficiency of developed land and provide additional housing options for small families.

**1330.01, 1332.01, 1334.01 USES ALLOWED**

Accessory Dwellings subject to the following conditions:

- (a) The property must maintain a minimum 50% Principle Resident Exemption (as defined by the General Property Tax Act of The State of Michigan).
- (b) A maximum of one accessory dwelling per parcel is allowed. Properties with two dwellings or more on the property shall not have an accessory dwelling.
- (c) The floor area of the accessory dwelling is not larger than 700 square feet.
- (d) The primary structure in the RC and R-1a and R-1b Districts shall have the appearance of a single family detached dwelling.
- (e) Window and door placement shall be oriented in a manner that will minimize loss of privacy for adjacent residential properties.
- (f) Access to an upper story ADU must be enclosed within the building structure.
- (g) A conforming parking space is required for each motor vehicle parked on site.
- (h) The lease of the accessory dwelling for less than 3 months is not allowed.
- (i) Lot width and area requirements must be met.

TITLE:           ACCESSORY DWELLING UNITS DEFINITION

THE CITY OF TRAVERSE CITY ORDAINS:

That Section **1320.07**, *Definitions*, of the Traverse City Code of Ordinances, be amended to add the following definition which reads in its entirety as follows:

*Accessory dwelling unit* means a secondary, self-contained dwelling allowed only in conjunction with a detached single family dwelling. It is subordinate in size, location and appearance to the primary detached single-family dwelling.