Proposed Legislation regarding Accessory Dwelling Units (ADU)

Remove all current limitations of accessory dwelling units from Article IV of Chapter 405 of the City Code

Create a subsection of the Code entitled “Accessory Dwelling Units” and move all ADU regulations to a single section

Require a Special Permit and site plan approval for any new ADU

Repeal any prohibition of ADUs from residences constructed prior to 1982

Remove any requirements that limit floor space for ADUs provided that the ADU meets the requirements of the New York State Building Code and other applicable New York State Law

Remove the requirement that the ADU be part of the main structure of the home

Amend section 405-34 to provide for one parking space per ADU unless the Planning Board determines that during a site plan or special permit review that additional parking is necessary

Prohibit the use of newly constructed and approved ADUs to be used for Short Term Rentals

Create possible incentives for creation of ADUs with Property Tax Assessment breaks on first few years of a newly constructed ADU