

UNIVERSITY AREA COMMUNITY COUNCIL (UACC)
FORMAL ACTION: 2022-04

MOTION TO STATE UACC POSITION RELATED TO ACCESSORY DWELLING UNIT (ADU) PROPOSED ZONING CODE AMENDMENTS

The Anchorage Assembly plans to hold a public hearing on December 20, 2022 related to a proposed ordinance making amendments to Accessory Dwelling Unit regulations.

At its December 7 meeting, the following summary of proposed ADU changes were presented to the UACC:

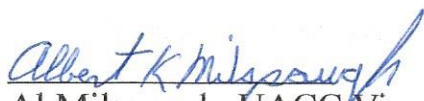
- The ADU can be up to 900 square feet in size, or 40 percent of the gross floor area of the main structure, whichever is larger. In Chugiak-Eagle River, ADUs can be a bit larger, up to 1,000 square feet.
- You can build any number of bedrooms that you can fit into an ADU, though this will be practically limited by size.
- Your ADU can be the same height as your house and have the same setbacks.
- You do not have to provide a separate parking space for the ADU.
- ADUs can be added to any existing use, for example a duplex or fourplex, not just a single family home. Think of it like what is allowed in zoning plus one.

The following motion was made and seconded:

The UACC supports the majority of proposed changes to Accessory Dwelling Unit zoning regulations. The exception is that the UACC does not support the removal of the requirement for the landowner to reside in either the principal dwelling unit or the ADU as his or her primary resident.

Resolution Vote: For: 8 Against: 0 Abstain: 2

This motion was approved by the University Area Community Council this 7th day of December, 2022.


Al Milspaugh, UACC Vice President