



To: Franklin County Board of County Commissioners
From: Pat Toth
Department: Planning & Building
Date: Monday, May 15, 2023

AGENDA ITEM NARRATIVE

Discuss amending the Franklin County Zoning Regulations to allow ADU's (Accessory Dwelling Units) in the R-3A, R-E, A-2 and A-1 Zoning Districts.

BACKGROUND

The currently adopted County Zoning Regulations only allow one single-family dwelling per lot or tract of land. In the last few years, the Planning & Building Department have received numerous phone calls asking if the County would allow for a second dwelling unit to allow a family member/s to build separate dwelling on the same property as their dwelling unit. As the economy and general ways of life do become less predictable, ADU's have become a way to alleviate some issues when it comes to housing of community members.

This is a common practice to allow what many would call an in-law suite or basically a small apartment as a second dwelling on a parcel in many jurisdictions. And if established correctly, it is believed that this could benefit the county in numerous ways.

Discussion would be about the limitations of size, locations, zoning regulations, building codes and general discussions of the Pros and Cons associated with ADU's and how they would affect the county and communities.

SPECIFIC ACTION REQUESTED

Discuss and consider potential changes to our zoning regulations to allow for ADU's within Franklin County.

ATTACHMENTS

None