

# Accessory Dwelling Units in R-2 & Higher Districts Within Columbia, Missouri

## Columbia Imagined's Policy to Ensure a Livable and Sustainable Community

**Policy:** Support diverse and inclusive housing options.

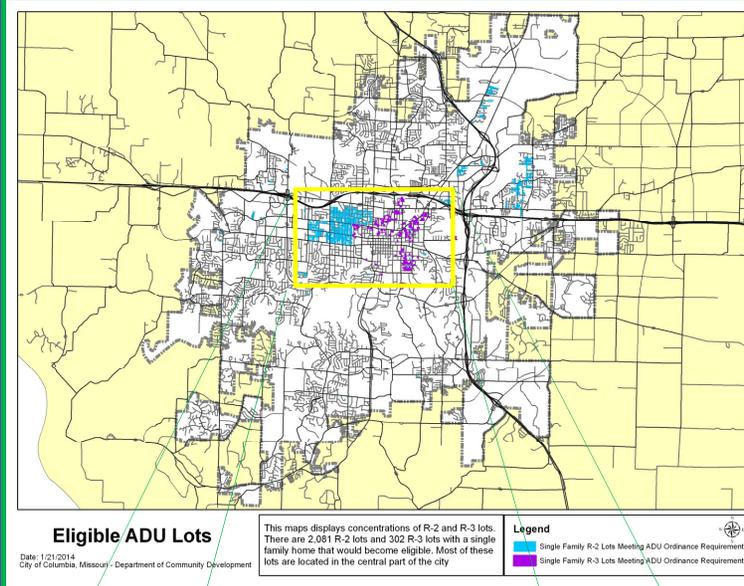
**Strategy:** Promote home ownership and affordable housing options, and encourage integrated residential densification via flexibility and dwelling unit options.

### Actions: Amend Zoning Regulations to:

- **Allow Accessory Dwelling Units in R-2.**
- Introduce a cottage-style small-lot residential zoning district to accommodate single-family detached housing options.
- Allow zero lot line setbacks and narrower lot width standards within R-2 to accommodate single-family attached dwelling options.

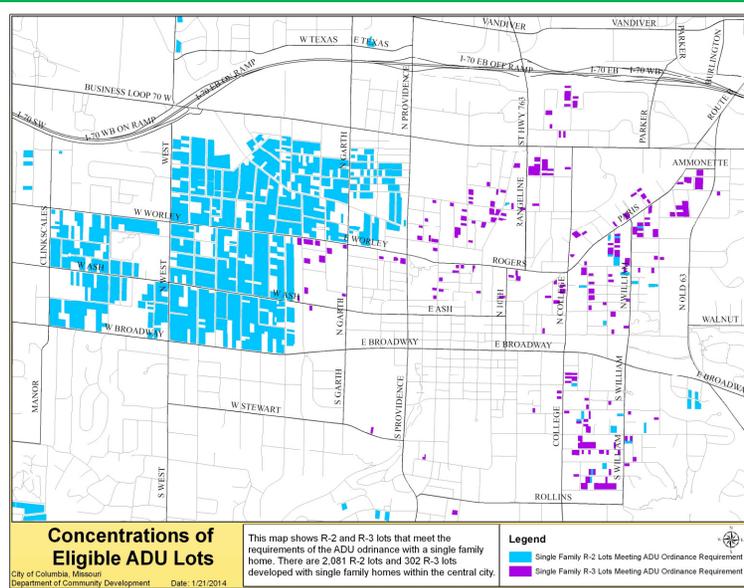
### Supports the following Citizen Goals

- ❑ Promote Existing Neighborhoods
- ❑ Encourage Density & Development Within the City Core
- ❑ Create Diversity in the Housing Stock
  - ❑ To Create Housing That Is:
    - ❑ Diverse
    - ❑ Affordable
    - ❑ Attractive



The map above shows the lots that will be eligible to take advantage of the ADU Ordinance.

The map below shows the two core areas that contain the most lots that will be eligible to take advantage of the ADU Ordinance.



## Accessory Dwelling Units

The Planning and Zoning Commission has drafted an amendment to the Zoning Regulations to allow Accessory Dwelling Units (ADU's) in R-2 and higher districts, subject to specified criteria (graphic below). The map to the left shows affected R-2 and R-3 Lots within the entire city, and the map directly below it shows the most affected areas of this amendment.

### ADU Requirements

In order to build an ADU, certain requirements must be met:

**Lot:** 50+ Ft. wide and 5000+ sq. ft. in area.

**Buildable Area:** An ADU must be built at least 6 Ft. from each side and rear lot line, and more than 10 Ft. from the Primary Dwelling. The back of the ADU must not be more than 150 Ft. from the nearest street frontage.

**ADU Size:** An ADU Shall not exceed 75% of the total square feet of the principal dwelling, as shown in the Boone Co. Assessor's records, or 800 sq. ft, whichever is less. ADU must not occupy more than 30% of the rear yard.

**Height:** A detached ADU must not exceed the height of the principal dwelling or 24 ft, whichever is less.

Contact Community Development for additional requirements

The map below provides an example of the minimum lot area and setback requirements proposed by the draft ordinance.

