

## SPECIAL MEETING OF THE LAND USE COMMITTEE 3-3-2020

The meeting was held at 6 pm in the Town Hall. Present were Tom Collins, Kathy Flaxman, Lees Hartman, chair (6:15), Dedun Ingram, Eric Murtagh, Stuart Sessions (6:30), and Barney Rush, Council liaison.

There were no public comments.

Accessory Dwelling Units (ADUs): Drawings were passed out showing possible locations for detached ADUs and the effect of having a rear setback for an ADU of 20% of lot depth rather than the current 30%. The LUC decided to modify its initial recommendation that detached ADUs should comply with all setback requirements for houses. Instead, the LUC will recommend a 20% rear setback requirement for detached ADUs.

The topic of projections into setbacks for detached ADU's was discussed. The LUC decided to recommend that rules for projections would be the same as those for the main house if the ADU is located within the building envelope allowed for a house, otherwise projections into side or rear setbacks would not be allowed.

Lees refer to activities by other nearby jurisdictions, Chevy Chase View, Martin's Addition and Glen Echo. The three have recently implemented detached ADU related changes to their building ordinances. All three are requiring that their residents obtain a permit to convert an existing accessory building to an ADU or build a new detached ADU. In addition, all three are not allowing existing accessory buildings with nonconforming setbacks to be converted to detached ADUs.

The Committee will work with the Town attorney on proposed building ordinance language for ADUs.

The meeting adjourned at 7:05 pm.