

HOUSING STRATEGY

Authorizing accessory dwelling units (ADUs) as a use by right on parcels in single family zoning districts that meet safety and infrastructure capacity considerations.

COUNTY STAFF DIRECTION

Supported

Likelihood that this strategy will be supported by the County and formulated into an effective tool to advance affordable housing. County staff direction based on proposed amendments to the Zoning Resolution, as summarized on this sheet.

SUPPORT FROM THE 2015 COUNTY MASTER PLAN	YES	The Fremont County Master Plan supports this proposed strategy by encouraging a variety of housing types within the Urban Growth District and considering innovative construction styles and techniques such as tiny homes and barn conversions.
	NO	
SUPPORT FROM THE 2019 HOUSING NEEDS ASSESSMENT	YES	The Fremont County Housing Needs Assessment supports this proposed strategy through the recommended policy tool regarding Zoning Designations/Affordability by Design, particularly allowing for small home development.
	NO	

STRATEGY PRIORITIZATION: COMMUNITY FEEDBACK

72.7% OF COMMUNITY PRIORITY VOTES	27.3% OF COMMUNITY PRIORITY VOTES	0% OF COMMUNITY PRIORITY VOTES
STRATEGY PRIORITIZATION CONDUCTED AT COMMUNITY OPEN HOUSE ON JUNE 5, 2023		
HIGH PRIORITY Definitely implement this strategy	MEDIUM PRIORITY Consider this strategy as a potential option	NOT A PRIORITY Do not use this strategy
Commit to allowing ADUs on residential parcels less than one acre in size located in all County zone districts that allow for single family development	Consider allowing ADUs on residential parcels less than one acre in size in residential zoning districts with the Urban Growth district (see map in Appendix N)	Continue the current practice of allowing ADUs

CURRENT STRATEGY USE & EFFECTIVENESS

While the Zoning Resolution currently provides for ADU development, very few ADUs have been constructed in Fremont County. Several ADU zoning provisions appear to limit its effectiveness as an affordable housing strategy. For example, requiring an ADU to be located on a minimum one acre lot virtually eliminates ADU development in several higher density residential zones with the County's Urban Growth District.

Current Strategy Use

Yes	No
------------	-----------

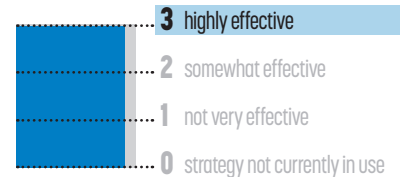
Current Strategy Effectiveness



POTENTIAL STRATEGY EFFECTIVENESS

The effectiveness of this strategy may be enhanced by the following amendments to the County's Zoning Resolution, as listed below.

Potential Strategy Effectiveness



Amendments to Zoning Resolution

- Eliminate the minimum lot size limitation for ADUs, relying instead on lot size and setback limits in the relevant zone district.
- Remove bathroom and bedroom limitations.
- Remove separate height restrictions.
- Remove requirement for adjacent property notification as ADUs are an allowed use in the Residential One, Residential Two, Residential Three, Low Density Residential, and High Density Residential zone districts.
- Allow a tiny home placed on a permanent foundation to be used as an ADU.
- Update the definition of Accessory Dwelling Unit (ADU) and add accessory dwelling units to the definition for accessory building or use.

