

## City Council – Action Request Form

**Date:** December 14, 2021

**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

**From:** Aaron King, Assistant City Manager  
Chris Murphy, Acting Director of Planning and Development Services

**Council Action Requested:**

Ordinance Amending Chapters 5, 6, And 11 Of The Unified Development Ordinances To Revise Provisions Regarding Dwelling, Accessory (Attached And Detached); Parking Requirements For Dwelling, Single Family, Accessory; And The Definition Of A Dwelling Unit, Accessory Dwelling Unit (Attached), And Accessory Dwelling Unit (Detached) (UDO-CC15)

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** Expand Housing Assistance Programs

**Strategic Plan Action Item:** Address affordable housing needs

**Key Work Item:** Evaluate implementation of affordable housing study recommendations



**Summary of Information:**

The *Winston-Salem/Forsyth County Housing Study and Needs Assessment* and the Winston-Salem Affordable Housing Coalition recommended revisiting the Accessory Dwelling Unit (ADU) ordinance to aid in addressing housing needs, particularly regarding affordable housing. In response to these recommendations, City Council asked Planning and Development Services staff to research best management practices for ADUs in the fall of 2020. Staff presented these findings in April 2021. Based on this information, City Council asked staff to review the current ADU ordinance and propose amendments that would provide straightforward provisions and help eliminate barriers to the development of ADUs.

UDO-CC15 recommends amending the ordinance provisions to better align with our North Carolina peer communities and implement best management practices. Key amendments relate to the approval process, parking requirements, unit size limits, and setbacks. The City-County Planning Board held a public hearing on the proposed amendment at its November 10, 2021 meeting. The Board recommended approval of the amendment by a 5-2 vote.

Staff will be available to present UDO-CC15 at the December 2021 Community Development/Housing/General Government Committee meeting.

**Committee Action:**

<b>Committee</b>	CDHGG 12/14/21	<b>Action</b>	Forwarded with Recommendation
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**