



ADUs – CITY OF BLAIR – 18 JAN. 2025 **FINAL COPY**

DEFINITIONS 303.01

(2.5) ACCESSORY DWELLING UNIT (ADU) means a residential dwelling unit on the same parcel as a single-family dwelling that has a separate entrance and address. The ADU provides complete independent living facilities. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.

ARTICLE 11

SECTION 1103.5 - ADU - ACCESSORY DWELLING UNIT

1103.5.01 INTENT: The intent of this supplement is to provide guidelines in adding an accessory dwelling unit (ADU) to a parcel located within the City of Blair's zoning jurisdiction. An ADU is allowed in the following districts: All residential (RRE, RL, RM, RML & RMH); General Agriculture and Transitional Agriculture (AGG & TA).

1103.5.02 – Conditional Use Permit: A Conditional Use Permit (CUP) is required for all ADUs.

1103.5.03 – Permitted Uses: A single ADU per lot is allowed in all residential and agriculture districts providing the ADU can meet the requirements as part of the accessory dwelling requirements and lot coverage limits.

1103.5.04 – Location: No detached ADU shall be located between the rear building line of the principle building and the front property line, except:

- A) In AG, TA & RRE Districts as a stipulation of the conditional use permit. The CUP may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front-yard setback requirements.
- B) In RL Districts on lots of forty-five thousand (45,000) square feet or greater, as a stipulation of the conditional use permit. The CUP may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front yard setback requirements.
- C) A garage currently exists in the side yard and is a stipulation of the conditional use permit.

1103.5.05 – Corner lots: An ADU, attached or detached, is allowed in the sideyard, but shall meet the front-yard setbacks.

1103.5.06 – Maximum Lot Coverage: The combined total-square-footage area of the primary and detached ADU, including any accessory structure, shall not exceed the maximum allowable lot-coverage area as allowed by the zoning classification in which the buildings are located.

1103.5.07 - No detached ADU shall remain if the primary structure is removed or demolished, except with the approval of an Agreement with the City specifying the time required for rebuilding the primary structure. An agreement is also required for changing the ADU to a primary structure.

1103.5.08 – Maximum Size: A detached ADU's size shall not exceed 1000-square feet.

1103.5.09 – Maximum Height: A detached ADU size shall not exceed the height of the primary structure, measured at the ground level, 24 feet, whichever is less.

1103.5.10 - Setbacks: Setbacks shall be the setback distance required by the zoning district.

1103.5.11 – Utility connections: An ADU may have a separate utility connection or use the utility connection of the primary structure.

1103.5.12 – Address: An attached or detached ADU with a separate entrance will be addressed with a separate numerical address different from the primary structure's address.

1103.5.13 – ADUs must remain as part of the property and cannot be sold off separately.

1103.5.14 – Design: An ADU shall be residential in nature and the design approved through the CUP process.

1103.5.15 – Parking requirements: None