

Affordable Dwelling Unit Program

- Adopted in 1990
- **Mandatory** under the Zoning Ordinance
- For-Sale and Rental Component
- Applies to **50 or more dwelling units**
- Applies to wood-frame and multifamily construction (Type 5) 4 stories or less
- The affordability period is **30 years** for the Rental Program and **30 years (renewable)** for the For-Sale Program
- The ADU Rental Program serves two income tiers: **50% and 70% of the AMI**
- The ADU For-Sale Program serves **70% of the AMI**

Dwelling Type	Single Family Dwellings	Multi Family Dwellings	Multi Family Dwellings
	Attached or Detached	Non-elevator structures OR elevator structures with 3 stories or less in height	Elevator Structures with 4 stories or more in height, and Type 5 construction
Time Period	RZ/PCA/SE after March 31, 1998	RZ/PCA/SE after March 31, 1998	Rezoned after January 31, 2004
Bonus Density	Up to 20%	Up to 10% or Up to 20%	Up to 17%
ADUs required when density is above the low end of the Comp Plan density range	No more than 12.5%	10% Bonus Density: No more than 6.25%	50% or less of required parking provided in above- or below-surface structures: No more than 6.25%
		20% Bonus Density: No more than 12.5%	More than 50% of required parking provided in above- or below-surface structures: No more than 5%

Notes:

- When the maximum bonus density is not reached a ratio (often referred to as a sliding scale) is maintained between the bonus density and ADU percentage. For Example, in a single-family development, ADUs are reduced to maintain a 20 to 12.5 ratio.
- ADUs are not required when density is at or below the low end of the density range stated in the Comp. Plan

ADU Calculations

A = Approved Density, the dwelling units per acre approved by the Board or as shown on the approved site plan or subdivision plat.

L = Low End of Density Range, the lower limit of the density range specified in the Comprehensive Plan in terms of dwelling units per acre before application of the permitted density increase for affordable dwelling unit developments.

H = High End of Density Range, the upper limit of the Comprehensive Plan in terms of dwelling units per acre below before application of the permitted density increase for affordable dwelling unit developments.

20% Bonus

$$ADU \% = 12.5 \times \frac{A-L}{1.2(H-L)}$$

10% Bonus

$$ADU \% = 6.25 \times \frac{A-L}{1.1(H-L)}$$

17% Bonus

$$ADU \% = 6.25 \times \frac{A-L}{1.17(H-L)}$$

With 50% or less structured parking

17% Bonus

$$ADU \% = 5.0 \times \frac{A-L}{1.17(H-L)}$$

With more than 50% structured parking