



COMPREHENSIVE PLAN UPDATE

Building Lot FAQs

What is all this discussion around “secondary” dwelling units and increasing density in my neighborhood? First, it is important to provide some background information on why/how this discussion started and address some common misconceptions.

FACT or MYTH? The City is now allowing all homeowners to have an In-Law Apartment/Accessory Dwelling Unit on their property, even those on quarter acre lots and those in the Ag-Zone.

MYTH! *These changes will only allow an additional unit where a single-family currently exists AND where two-families are already permitted (not the Ag-Zone or Low-Density Country Residential). The difference under the proposed language compared to what is in place now is that the additional unit can be in a separate building and would not longer be required to be attached to the home (see below).*

FACT or MYTH? These changes will allow more residential dwellings to be built in my neighborhood and change current density requirements under zoning.

MYTH! *Below is a breakdown of which Zoning Districts this applies to and the current density in these areas (please reach out to city staff with questions about the zoning of your property):*

- * Rural Residential – 1 Dwelling/Acre
- * Suburban Residential – 2 Dwellings/Acre
- * Urban Residential – Single-Families: 4 Units/Acre Two-Families: 6 Units/Acre

NOTE: *These changes do not apply to the Multifamily Suburban Zoning District because it already permits more than one principal building on the lot.*

FACT or MYTH? If I have a two acre lot in the Rural Residential Zoning District with a Single-Family Home, I can have two single-family homes on my lot under these proposed changes.

FACT! *Right now, you could convert your existing home into a two-family but you wouldn't be able to build another home on your lot because of the ordinance restrictions.*

The City of Auburn has a unique ordinance provision that does not allow more than one principal building to be located on a lot in any residential Zoning District. This means that if your home is in a residential zoning district AND you have enough acreage to have a second unit, that unit would have to be part of your existing home – it could not be in a separate building.

These changes are NOT proposed to modify density requirements in any zoning district, they are simply allowing a unit to be in a separate building on the lot ONLY if the lot has the required acreage for a second unit and ONLY if a single-family already exists on the lot. There are no limitations on what the unit can be used for, the proposed language will just require that the additional one-family share a driveway curb-cut with the existing single-family home.