



SOLDOTNA

Accessory Dwelling Units

In 2022, the City of Soldotna adopted an ordinance that allows for the construction of accessory dwelling units. Standards for these units are summarized below.

What is an 'Accessory Dwelling Unit (ADU)? An “Accessory Dwelling Unit” is a subordinate, detached dwelling unit, which provides basic requirements for living, sleeping, cooking and sanitation, located on a lot or parcel with an existing residence. They are commonly referred to as mother-in-law apartments or granny flats, and are typically used to earn rental income, house extended family, or to provide student housing.

What are the rules?

1. Design of water and sewer service:

The design and construction of any ADU must provide for water and sewer service. ADU utility lines may be connected to the lines of the principle structure on the lot, provided that the general standards of Soldotna Municipal Code (SMC) 17.10.390 are met.

2. Zoning & Building Permits:

If you are constructing an accessory dwelling unit, a site plan review, zoning permit and a building permit are required and ADU general standards must be followed.

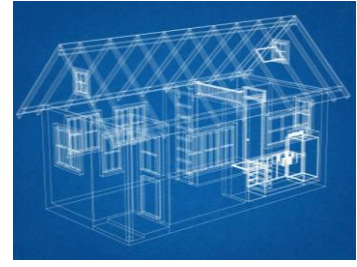
3. Residential Zoning Districts where ADUs are allowed:

ADUs are allowed in Rural Residential, Single-Family Residential, Single-Family/Two-Family Residential, and Multi-Family Residential Zoning Districts provided they comply with SMC 17.10.390 & 17.10.305. Contact the Planning Department to determine your zoning district or for more information on ADU standards.

4. General Standards:

- One detached ADU may be constructed on a parcel provided an existing, habitable residential dwelling already exists on the parcel.
- ADUs must have a permanent foundation.
- ADUs are not permitted on lots that have an existing duplex within the Single-Family/Two-Family Zoning District.
- ADUs may not be divided or sold apart from the principal structure.
- ADUs must possess a valid address.
- ADUs must meet all requirements of a *Dwelling Unit* as defined in the adopted Residential Code.

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4. General Standards (continued):

- **Minimum Lot Size**
 - ADUs are permitted only on parcels that meet the zoning district's minimum lot size requirements.
- **Lot Coverage**
 - The combined lot coverage of the principal structure and the ADU shall be less than or equal to the maximum lot coverage allowed by the zoning district.
- **Size**
 - The gross floor area of the ADU, not including any related garage, shall be no more than 750 ft² and shall not be greater than the principal structure.
- **Height**
 - Shall not exceed 24 ft. in height in any residential zoning district.
 - In all other zoning districts ADUs shall not exceed the height of the principal building.
- **Yard Setbacks**
 - An ADU shall not encroach on any required yard setback.
 - ADUs shall be at least 60 ft. from the front lot line, or at least 10 ft. behind the front plane of the principal structure.
 - ADUs taller than 15-ft shall be setback at least 10-ft from side lot lines.
- **Parking**
 - One off-street parking space in addition to the parking spaces required for the principal structure is required.
 - Parking is NOT permitted in required landscaping or on lawns in the front yard.
 - ADUs shall use a common driveway with the principal structure unless otherwise authorized.
 - Paving is required for any expansion of an existing driveway or development of a new driveway when it is accessed from a paved road.
- **Short-term Rental Units**
 - One structure on the lot may be used as a short-term rental provided either the ADU or the principal structure is owner-occupied.

Additional Resources

- Read the City Accessory Dwelling Unit Code at www.soldotna.org/code (section 17.10.390)
- Contact the Planning Department at 907-714-1234 or planning@soldotna.org
- Contact the Building Official at 907-714-1233 or publicworks@soldotna.org