



VILLAGE OF NORTH PALM BEACH WORKSHOP SESSION AGENDA

VILLAGE HALL COUNCIL CHAMBERS
501 U.S. HIGHWAY 1

THURSDAY, FEBRUARY 09, 2023
AFTER REGULAR SESSION

Deborah Searcy
Mayor

David B. Norris
Vice Mayor

Susan Bickel
President Pro Tem

Darryl C. Aubrey
Councilmember

Mark Mullinix
Councilmember

Chuck Huff
Interim Village Manager

Leonard G. Rubin
Village Attorney

Jessica Green
Village Clerk

INSTRUCTIONS FOR "WATCH LIVE" MEETING

To watch the meeting live please go to our website page (link provided below) and click the "Watch Live" link provided on the webpage:

<https://www.village-npb.org/CivicAlerts.aspx?AID=496>

ROLL CALL

DISCUSSION

1. **ACCESSORY DWELLING UNITS** Council discussion regarding permitting of accessory dwelling units in the R1 Single Family Zoning District.

ADJOURNMENT

This agenda represents the tentative agenda for the scheduled meeting of the Village Council. Due to the nature of governmental duties and responsibilities, the Village Council reserves the right to make additions to, or deletions from, the items contained in this agenda.

**VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Village Council
THRU: Chuck Huff, Village Manager
FROM: Alex Ahrenholz, Principal Planner
DATE: February 9, 2023
SUBJECT: **WORKSHOP** – Discussion of Accessory Dwelling Units (ADU's)

Summary:

In October of 2021, the Village Council created the Residential Ad-Hoc Committee to review proposed revisions to the R-1 Single-Family Zoning District zoning regulations. Although the Committee has completed its review of the development standards applicable to single-family homes, the Committee has been considering additional regulations based on resident, Committee member and Village Council concerns. After discussions with the Ad-Hoc Committee regarding potential shed and accessory structure regulations, the Committee had preliminary discussions regarding the potential for Accessory Dwelling Units in the Village's single-family neighborhoods. At its January 5, 2023 meeting, the Committee tabled consideration of this issue pending policy direction from Village Council.

Accessory Dwelling Units can provide additional space for family or friends of the property owner or be rented out to unrelated individuals. There are a number of issues associated with regulating ADU's, such as whether or not to allow a kitchen, whether to allow separate utility meters and how to address on-site parking. When considering the adoption of new regulations, the Council should consider the proliferation of short-term rentals, housing affordability and an increase in the maximum residential density set forth in the Village's Comprehensive Plan. A number of local governments have adopted regulations to address ADU's, including Palm Beach County, West Palm Beach, Jupiter and Delray Beach.

During the workshop, Staff will provide further detail of the regulations adopted by the county and various municipalities and will identify potential issues associated with allowing ADU's within the Village's existing single-family neighborhoods.