

Appendix C: Group C Text Amendments.

Summary

- C 1. An update to Section 2.130 Application Procedure-Public Hearing, and Section 3.300 Notification to specify that the City, not the applicant, will obtain a list of nearby property owners.
- C 2. An update to Section 4.112 Single Family Residential to allow duplexes as a permitted use without the restriction they be located on a corner lot.
- C 3. Change Section 6.105 Accessory Dwelling Units to clarify ADU utility connections and include language that System Development Charges will be waived for ADU's that share the utility systems of the primary dwelling.

Proposed Text Amendments

C1.

(new text highlighted, removed text ~~striketrough~~)

Section 2.130 *Application Procedure-Public Hearing*, update the following language: ~~The property owner~~ **The City** shall obtain a list of property owners of record within 250 feet of the property that is the subject of the review or hearing.

Section 3.300(3) *Notification*, update the following language: ~~The applicant shall provide the~~ **The City** ~~with a~~ **shall obtain a** list of property owners of record within 250 feet of the property **that is** the subject of **to** the review or hearing.

C2.

Section 4.112(2)(E) *Single Family Residential*, replace "Duplex on a corner lot." With "One duplex per tax lot".

C3.

Section 6.105 *Accessory Dwelling Units*, add the following language:

(8) **"Utility Connections.**

- (A) Water, sewer, storm. A primary dwelling unit and an ADU may have a shared water service to a water system, a shared sewer service to a sewer system, however separate and independent services from each building may be required to meet the city's adopted plumbing code. In all cases, the water service shut-off must be accessible to occupants of both units.
- (B) Electrical. A primary dwelling unit and an ADU are permitted to have one shared electrical service or two separate electrical services. ADUs must have electrical circuits completely independent of the main dwelling unit. A separate meter is permitted to serve an ADU, subject to compliance with the city's adopted electrical code. A single main service panel

may be allowed; provided, that occupants of both dwelling units have access to the overcurrent devices supplying their occupancy.

(C) Gas. A primary dwelling unit and ADU may share natural gas services. An accessible shut-off valve must be upstream of the gas meter, on the exterior of the structure(s).

(D) Any utility lines being installed or altered must have their connections inspected as part of the building permit process.

(9) **System Development Charges.** The construction of ADUs or the conversion of existing structures to ADUs is typically subject to System Development Charges (SDCs), codified in Title 3 of the Turner Revised Code. System Development Charges will be waived for ADU's that share utility connections with the primary dwelling unit. If a separate, independent water or sewer service is required for the ADU, System Development Charges for water or sewer will apply."