

DEVELOPMENT PLAN REQUIREMENTS **for** **Administratively Reviewed Accessory Dwelling Units** **(Accessory Dwelling Unit Certificates)**

Two (2) copies of a Development Plan shall be submitted to the Johnson County Planning Office as part of the Administratively Reviewed Accessory Dwelling Unit application. The Development Plan shall consist of a site plan, elevations, and a table of building areas containing at least the following information. (Additional information may be requested by Planning Department staff per Article 15, Section 6 of the *Zoning Regulations*.)

Site Plan, identify the following:

- Location by common street address and legal description.
- Names, addresses and telephone numbers of the applicant, owner, and designer of the plan.
- Date and North Arrow.
- The boundary lines of the parcel or lot containing the accessory dwelling unit and the principal dwelling unit (also known as the “property lines”).
- The location and names of all abutting streets.
- The location and dimensions of all existing and proposed buildings and dwellings including the proposed Accessory Dwelling Unit and the Principal Dwelling Unit.
- The distance of all buildings and dwellings from the property line (also known as the “setbacks”).
- The distance of the Accessory Dwelling Unit (if detached) from the Principal Dwelling Unit.
- The location of natural features such as streams and ponds.
- The location of any land area subject to 100-year flooding.
- The location of existing sewers and on-site sanitary waste disposal systems.
- The location of all existing and proposed driveways.
- Location, height and general materials to be used for walls, fences and landscaping.
- An easily measurable scale shall be used such as 1” = 60’ or 1” = 100’.

Building Elevations

The Building Elevations shall depict the general style, size and exterior construction materials of the Accessory Dwelling Unit, the Principal Dwelling Unit and other existing or proposed buildings in sufficient detail to exhibit the relative compatibility of the proposed Accessory Dwelling Unit with the Principal Dwelling Unit and the character of the neighborhood.

(Note: Pictures of existing buildings and houses may be provided in lieu of Building Elevations.)

ATTACHMENT D-1



Table of Building Areas

Complete the table below for either an attached or detached ADU, whichever is applicable. The areas supplied will be used to determine if the proposed ADU meets the adopted performance standards.

The tables collect information regarding “Livable Area,” which is defined as follows:

Livable Area: A space within a dwelling unit that is heated, has a ceiling height of at least seven feet, and has finished walls, floors, and ceilings. Walls and ceilings shall be deemed finished if they are covered with plaster, wallboard, wood paneling, or similar material. Floors shall be deemed finished only if they are covered with carpeting, tile, linoleum, finished wood, decorative concrete, or similar material. This definition includes hallways, closets, dormers, laundry room facilities, stairs, and storage rooms if they are a functional part of the living area and not part of an unfinished area such as an unfinished attic or unfinished basement. In rooms with sloped ceilings (e.g., finished attics) livable area is considered that portion of the room with a ceiling height of at least five feet.

Note: The Johnson County Appraiser refers to “Livable Area” as “Finished Floor Area”. The Appraiser’s Office documents the “Finished Floor Area” of existing dwelling units in Johnson County and provides this information to the public. The Appraiser’s Office can be contacted at 913-715-9000.

BUILDING AREA -- ATTACHED ADUS (Development Plan Requirement)

The Livable Area (defined above) of an Attached ADU shall not exceed 50 percent of the Livable Area of the Principal Dwelling Unit prior to the establishment of the ADU.

If the proposed Accessory Dwelling Unit is ATTACHED to the Principal Dwelling Unit, then complete the following table to be included as part of your Development Plan:

Building Area: Attached Accessory Dwelling Unit		
	Livable Area (sq. ft.)	
	Submitted by Applicant	Planning Staff Comments
Livable Area of ADU		
Livable Area of Principal Dwelling Unit		
Ratio (ADU / PDU)		

ATTACHMENT D-2



BUILDING AREAS -- DETACHED ADUS (Development Plan Requirement)

The Livable Area (defined above) of a Detached ADU shall not exceed 900 square feet. Additionally, Detached ADUs shall meet and count towards the size and number limitations regarding accessory buildings and structures as set forth in Article 18, Section 6 (B) and (C) of the Zoning Regulations.

If the proposed Accessory Dwelling Unit is NOT ATTACHED to the Principal Dwelling Unit, then complete the following table to be included as part of your Development Plan:

Building Area: Detached Accessory Dwelling Unit		
	Livable Area (sq. ft.)	
	Submitted by Applicant	Planning Staff Comments
Livable Area of ADU		
Livable Area of Principal Dwelling Unit		

Area of Accessory Buildings (including tool sheds, garages, and barns)			
Structure as labeled on Site Plan	Approximate Dimensions of First Floor (Building Footprint)	First Floor Area (sq. ft.)	Planning Staff Comments.
Example: tool shed	10' x 12'	120	
Example: metal barn w/ ADU	60' x 60'	3,600	
Example: detached garage w/ ADU on second floor	24' x 30'	720	
		Total Area:	

Does the ADU cover only a portion of a larger accessory building (i.e., the ADU is on the second floor of a detached garage)? yes or no

ATTACHMENT D-4