



Affordable Housing Guidelines

As adopted by Town Council per
Ordinance Nos. 333, Series of 2003 & 379, Series of 2006

INCENTIVE TO CONSTRUCT ACCESSORY DWELLING UNITS

1. Property owner must complete the Affordable Housing Fee Agreement which stipulates that the \$3.00 per square foot fee will be collected for all new construction per Ordinance No. 333, Series of 2003 prior to Final Inspection.
2. Should the property owner elect to include an accessory dwelling unit(s), the Town would refund \$10,000 of the affordable housing fee as an incentive for each accessory dwelling unit constructed upon award of the Certificate(s) of Occupancy. An incentive agreement must be executed prior to issuance of a building permit.
3. Should the incentive agreement ever be dissolved, the property owner, heirs or assigns shall be responsible to reimburse the Town for the full incentive awarded.

ACCESSORY DWELLING UNIT BUILDING REQUIREMENTS

1. Minimum Size: 450 sq. ft. of floor area
2. Maximum Size: Shall not exceed 50% of the primary unit footprint, nor shall it exceed 50% of the total square footage of the primary unit (pursuant to zoning regulations).
3. Parking spaces shall be provided for each accessory dwelling unit as required by the Standards and Specifications for Design and Construction.
4. An entrance separate from the primary dwelling unit must be provided.
5. Units must include a full kitchen (two (2) standard-size appliances, i.e. range, refrigerator, sink).
6. Units must be provided with a full-size bath, i.e. full-size tub or shower or combination thereof, as well as a basin and toilet.
7. The accessory dwelling unit may not be subdivided, transferred or sold separately from the primary dwelling unit unless all criteria set forth in the Town Code have been met.

NOTE: Additional water and sanitation fees will apply when constructing an accessory dwelling unit. Contact the appropriate district office for further details.

ACCESSORY DWELLING UNIT RENTAL REQUIREMENTS

The Town's hope is to provide affordable housing for locals working in Winter Park; therefore, the following requirements have been drafted to ensure such housing is reserved for this use.

1. Occupant must be employed and earn a minimum of 80% of his/her salary within Grand County.
2. Units may not be rented on a short term basis (i.e. nightly or weekly). All rental agreements must be for a minimum of six (6) months.

Please note these guidelines pertain to the construction of single family dwellings only. For all other construction or development applicants should work with Town of Winter Park staff.