

Accessory Dwelling Units

30-5.33. Accessory Dwelling Units

A. Purpose

The purpose of these code provisions for accessory dwelling units (ADUs) is to:

1. Provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income;
2. Increase the range of housing choices and the supply of accessible and affordable housing units within the community; and
3. Ensure that the development of accessory dwelling units does not cause negative impacts on the character or stability of single-family neighborhoods.

B. Definition

Accessory Dwelling Unit (ADU). An independent self-contained dwelling unit with kitchen and bathroom facilities, on the same lot as an associated primary use or structure. An ADU maybe within, attached to, or detached from a primary structure.

C. Applicability

These regulations and standards shall apply to all uses or structures intended to be used for human habitation, whether temporary or permanently in a manner auxiliary to a primary use or structure operated as a unified development.

~~Accessory dwelling units are allowed in certain districts as specified in article IV and only in conjunction with a primary single-family dwelling unit. Only one accessory dwelling unit may be permitted per lot or parcel.~~

1. Accessory dwelling units are allowed in all zoning districts where residential is allowed. In the RSF-1, RSF-2, RSF-3, RSF-4, and RC, ADUs are subject to administrative approval.
2. In conjunction with the need for special residential support services, ADUs may be allowed in CP, BUS, BI, MD and AG zoning districts.
3. Only one accessory dwelling unit may be permitted per lot or parcel. In the case of non-residential districts the ADU must be affiliated with a specific business or individual development need and must be located on the same site where the business is operated.

~~A. Location. An accessory dwelling unit may be attached or detached from the principal building.~~

D. Standards:

1. Style.

- a. The accessory dwelling unit shall be designed as a subordinate structure to the primary structure on the lot in terms of its mass, size and architectural character. The

architectural design, character, style and appearance of the accessory unit shall be consistent and compatible with the primary structure.

- b. New detached ADUs or ADUs extending from existing structures shall not comprise more than 50% of total visible façade area parallel to the front property line.

2. *Parking and access.*

- a. Parking for the accessory dwelling shall be one space per unit in addition to any required parking for the primary unit.
- b. An accessory dwelling unit and any off-street parking spaces shall be served by the same driveway as the principal building. Secondary driveway access for an accessory dwelling unit may be provided from an alternate roadway frontage, alley or from an adjacent development ensuring that the overall character of the district is not compromised.

3. *Setback*

- a. Each accessory dwelling unit shall comply with all standards applicable within the zoning district, including required setbacks and building height limits. Accessory dwelling units are exempt from residential density calculations.
- b. A non-conforming accessory structure converted to an ADU shall meet the requirements of section 30-10.4
- c. An ADU contained within the existing space of a single-family residence or accessory structure must have independent exterior access from the existing residence, and the side and rear setbacks must be sufficient for fire safety as determined by the Fire Department.
- d. An ADU shall not exceed 1.5 stories. ADU shall meet accessory structure setbacks, where an ADU exceeds a single story; applicant shall take measures to ensure privacy of neighbors including but not limited to orienting windows and outdoor balconies to face internally into the lot and away from neighboring residences.

4. *ADU Size*

Detached and attached ADUs shall not exceed 850 square feet or up to 50% of the size of the primary structure, not including the garage and unconditioned space (whichever is less). Existing structures exceeding 850 sq. ft. can be converted into ADUs

E. *Owner occupancy required.*

Property owner residency, as shown by a homestead exemption is required, in either the primary or accessory dwelling unit is required.

- ~~F. *Building size.* The living area of the unit shall be a maximum of 50 percent of the principal residence or 1,000 square feet, whichever is lesser.~~

F. *Public Utilities*

- a. ADUs may share existing utility and service infrastructure with the primary unit subject to compliance with GRU standards.

G. *Subdivision.*

An accessory unit may not be sold separately or as a condominium unless properly subdivided in accordance with this chapter.

Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Accessory dwelling unit	30-5.33	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>

P=Permitted use

Table V - 4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.33	<u>P</u>	P	P	P	P

P=Permitted use