

ACCESSORY DWELLING UNITS

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	Specific Use	TN, MCN, MON		Use or Other Regulations
		LDR	MDR	
RESIDENTIAL				
Accessory Uses	Accessory dwelling unit	P	P	5.9.03.

Sec. 5.9.02. Applicability.

Table 5.9.02. Use Regulations and Approval Process					
Use	Section	Counter Review	Director Review	Qualified Review	Special Land Use
Accessory dwelling units	5.9.03.	LDR, MDR	CC, TCC, TBA, TOD, C, NOS		—

Sec. 5.9.03. Accessory Dwelling Units (ADU).

- A. Not more than one (1) Accessory Dwelling Unit (ADU) may be permitted per lot .
- B. An ADU may be permitted only in association with a single-family or two-family dwelling.
- C. *Minimum Lot Area.* An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.
- D. *Residential Density.* An ADU shall be excluded from maximum residential density requirements.
- E. *Setbacks.*
 1. An attached ADU shall be subject to the zone district setback requirements for a primary structure.
 2. A detached ADU shall be subject to the zone district setback requirements for an accessory structure.
- F. *Floor Area.*
 1. The maximum permitted floor area for an accessory structure that contains a second floor ADU may be increased by one hundred (100) percent solely for the construction of a second-floor unit.
 2. *Maximum ADU Size.* The ADU shall not exceed forty (40) percent of the gross floor area of the primary structure or four hundred (400) square feet, whichever is larger. In no case shall the ADU exceed eight hundred fifty (850) square feet in gross floor area.
- G. *Building Height.* The maximum permitted height of a detached ADU is twenty-five (25) feet.
- H. *Bedroom Maximum.* A maximum of two (2) bedrooms are permitted within an ADU.
- I. *Rental.* No ADU shall be rented for fewer than thirty (30) days and shall not be used as a short-term rental. If the ADU is not occupied as a residence by the owner, it shall be registered and certified as required in Chapter 140 of the City Code.

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- J. *Alterations or New Construction.* Any alterations to existing buildings or structures or the construction of a new structure to accommodate an ADU shall be designed to maintain the architectural design, style, appearance and character of the main building , including but not limited to entrances, roof pitch, siding and windows.
- K. *Deed Restriction.* A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit(s). An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.

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Sec. 5.10.04. - Off-Street Parking: Space Requirements.

Table 5.10.04.C. Off-Street Parking Requirements					
Use Category	Use	Zone District			Measurement/Additional Requirements
		TN-TCC; TN-TOD	TN-MDR; TN-TBA; MCN-TOD; MON-TOD	All Other Zone Districts	
		Number of Parking Spaces			
RESIDENTIAL					
Accessory Uses	Accessory dwelling unit	0	0	0	

Sec. 5.16.02. Definitions.

DWELLING UNIT, ACCESSORY. A secondary and clearly subordinate dwelling unit that is contained within a detached single-family or two-family dwelling, included within an accessory structure, or separate from but located on the same lot as a detached single-family or two-family dwelling. Also known as a "granny flat."