

SECTION 1000 – SPECIAL USE REQUIREMENTS

1014. ACCESSORY DWELLING UNITS

[Added 06/28/18; Ord. 906]

1014.01 General Provisions

- A. The following provisions shall apply to accessory dwelling units (ADU's):
1. The lot or parcel shall be located within an Urban Growth Boundary (UGB).
 2. A maximum of one ADU is allowed per principal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g. above a garage or shop), or a unit attached or interior to the primary dwelling (e.g. an addition or the conversion of an existing floor).
 3. A recreational vehicle is not permitted to be used as an ADU.
 4. ADU's shall, if possible, utilize the same driveway as the principal dwelling.
 5. ADU's are exempted from the parcel coverage and dwelling density standards.
 6. Short-term rental of the ADU is prohibited. For purposes of this provision, short-term rental is defined as fee-based occupancy for a period less than 30 consecutive days. Month to month rental agreements for long-term purposes is not short-term rental when the renter(s) remains the same each month.

1014.02 Standards and Requirements.

- A. Accessory dwelling units (ADU's), where allowed, are subject to review and approval through a Type A application procedure as set forth in Section 1301, and shall meet the following development standards:
1. If interior or attached:
 - a. Shall be a maximum of 900 square feet in floor area or 75% of the primary dwelling's floor area, whichever is less. However, ADU's that result from the conversion of a level or floor (e.g. basement, attic or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the ADU would be more than 900 square feet.
 - b. Shall meet the same height requirements as the primary dwelling on the property.
 - c. Shall meet the same setbacks as required of the primary dwelling in the underlying zoning district.

2. If detached:
 - a. Shall be a maximum of 900 square feet in floor area or 75% of the primary dwelling's floor area, whichever is less.
 - b. Shall not exceed 25 feet in height or the height of the primary dwelling, whichever is less;
 - c. Shall maintain the setbacks of the underlying zoning district.
3. Conversion of an existing legal non-conforming structure to an ADU is allowed, provided that the conversion does not increase the non-conformity.