

DEVELOPMENT CODE SECTION:
DESCRIPTION:

Chapter 18.200, Section 18.200.180
Standards for Specific Uses: Accessory Dwelling Units

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit is an independent dwelling located on the same lot as an existing legal single-family residence. The unit may be created by converting existing floor space, converting an existing accessory building, a new addition to the principal dwelling, or constructing a new building. The purpose of allowing Accessory Dwelling Units is to provide the opportunity for the development of small rental housing units designed to meet the needs of families and individuals. The subdivision of land or air rights is prohibited.

What is Junior Accessory Dwelling Unit?

Junior Accessory Dwelling Units are a type of Accessory Dwelling Unit, which has a maximum floor area of 500 square feet and is contained entirely within an existing single-family residence and may include separate sanitation facilities or share sanitation facilities with the existing residence. Junior Accessory Dwelling units must be constructed within existing walls of the principal dwelling and must include a bedroom and an efficiency kitchen³. The subdivision of land or air rights is prohibited.

Where are Accessory Dwelling Units permitted?

Accessory Dwelling Units are allowed in all single-family residential districts (RR, RS), low-density residential districts (RL), and in other districts where a legal single-family residence exists. An accessory dwelling unit shall meet all provisions of the district in which they are located, please contact the Planning Division for zoning information.

What are the required setbacks?

Accessory Dwelling Units that are constructed as an addition to an existing residence or as a freestanding detached building must be setback a minimum of 5 feet from the rear and side property lines. Accessory Dwelling Units shall comply with the minimum required front and corner-side setbacks required for the principal dwelling, except as allowed through a conversion as described below.

For accessory dwelling units proposed as a conversion¹ of existing living space within a principal dwelling or through the conversion¹ of an existing accessory building², no additional setback is required so long as the distance is sufficient for fire safety as determined by the Building Division. For second-story Accessory Dwelling Units

¹ "Conversion" means the act of modifying an existing legal building or a portion of an existing legal building from its existing use to an accessory dwelling unit.

² "Existing Accessory Building" means any legally built accessory building that passed a final building inspection by or before January 1, 2017.

³ "Efficiency Kitchen" includes a sink with a maximum waste line diameter of 1.5 inches, a food preparation counter with storage cabinets, and a cooking facility for appliances that do not require electrical service greater than 120 volts or natural or propane gas.

proposed above a garage or above a principal dwelling, a minimum setback of 5 feet from the side and rear property line is required and additional privacy design features are required as discussed in 18.200.180(E)(9)(e).

How many Accessory Dwelling Units are allowed?

One small Accessory Dwelling Unit is allowed per single-family residence on lots less than 12,000 sq. ft. in net area. Either a Small or a Large Accessory Dwelling Unit is allowed on lots measuring 12,000 sq. ft. or greater in net area.

How large can the accessory dwelling unit be?

Small Accessory Dwelling Units are between 150 sq. ft. and 640 sq. ft. and Large Accessory Dwelling Units are up to 1,200 sq. ft. The allowed 640 sq. ft. and 1,200 sq. ft. are maximums subject to the overall maximum lot coverage for the site. An Accessory Dwelling Unit constructed as an addition to an existing residence shall not exceed 50% of the floor area of the existing principal residence. If an attached garage or carport is proposed as part of the Accessory Dwelling Unit, the maximum floor area for both structures combined shall not exceed 75% of the floor area of the principal dwelling and is limited to a maximum size of 460 square feet. The attached garage or carport shall be excluded from the square footage for the Accessory Dwelling Unit.

How many rooms can I have?

One bedroom is permitted for Small Accessory Dwelling Units and two bedrooms are permitted for Large Accessory Dwelling units

How should the Accessory Dwelling Unit look?

The Accessory Dwelling Unit and any attached covered parking shall be clearly subordinate to the principal dwelling in size, height, location, and exterior appearance as defined below:

What are the design standards? The exterior appearance of the Accessory Dwelling Unit shall match the principal dwelling by using the same colors and materials for the roof and siding. Additionally, the accessory dwelling unit shall be subordinate to the principal dwelling in size, height, and location.

How much parking is required?

A one bedroom unit shall provide one (1) parking space and a two bedroom unit shall provide two (2) parking spaces. The spaces are in addition to the required off-street parking spaces for the principal residence and may be uncovered, may be a tandem space and may be located in the front yard setback if contained within the space of an existing paved driveway. When a garage, carport, or covered parking structure for the principal dwelling unit is demolished in conjunction with the construction of an Accessory Dwelling Unit, the replacement spaces may be located in any configuration on the same lot as the Accessory Dwelling Unit, including, but not limited to, as covered spaces, uncovered spaces or tandem spaces contained within an existing paved driveway. Additional parking may not be required in certain situations. Please review the Compliance Checklist for parking exemptions.

What are the permit requirements? New Accessory Dwelling Units require Planning Division Application Approval and an approved Building Division Permit. A Submittal Checklist that outlines the requirements for the Planning Application is attached for reference.