20.10.035 Accessory dwelling unit (ADU).

A. ~~In addition to the regulations in Section 20.10.030, d~~Detached accessory dwelling units shall comply with the following:

1. Only one ADU is permitted on a lot with a residential use.
2. If the lot is designated for on-site ponding, the maximum lot coverage, including all buildings and impervious surfaces, is fifty percent.
3. The ADU shall not exceed eight hundred square feet of gross floor area, except that for lots containing eight thousand square feet or more, the ADU shall not exceed one thousand two hundred square feet.
4. The ADU shall comply with all building code requirements for a dwelling unit, including but not limited to, heating and cooling, cooking and bathroom facilities.
5. The ADU shall be located no closer to the front than the principal residential structure's facade.
6.. The required rear and side yard setbacks of the underlying zoning district may be reduced to zero (0) feet when the structure (if applicable) is fire rated in accordance with Title 18 (Building and Construction). Otherwise, the ADU shall comply with all setback requirements of the underlying zoning. Under no circumstances may an ADU be built within a utility easement without prior approval from the utilities~~y companies~~.
7.. The height of the ADU shall not exceed the height of the principal residential use.
8. Windows shall not be permitted on the wall of an ADU that is within ten feet of the property line abutting a residential use or district, if the ADU is located over another structure, taller than one story, or fifteen feet high.
9. ADUs shall not be included in the density calculation base zoning district nor towards the number of units in the principal residential structure.
10. Off-street parking shall not be required for ADUs.

B. Attached accessory dwelling units are permitted when they comply with the following:

1. Only one ADU is permitted on a lot with a residential use. In no instance shall an ADU be permitted on a lot containing a quadruplex or an apartment use.
2. The ADU shall not exceed eight hundred square feet of gross floor area except that for lots containing eight thousand square feet or more, the ADU shall not exceed one thousand two hundred square feet gfa.
3. ~~The ADU shall not contain more than one bedroom.~~
4. The ADU shall comply with all building code requirements for a dwelling unit, including but not limited to, heating and cooling, cooking and bathroom facilities.
5. The ADU shall comply with all yard standards of the zoning district except when converting an existing, attached structure to an ADU. If located within the required yard setbacks, the common walls shared with abutting structures shall be fire rated in accordance with Title 18 (Building and Construction). Additionally, the requirements of 20.10.035.A.9. shall apply.
6. A separate entrance shall be provided for the ADU either through an exterior door or vestibule.
7. ADUs shall not be included in the density calculation of the base zoning district nor towards the number of units in the principal residential structure.
8. ~~The height of the ADU shall not exceed the height of the principal unit.~~

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9. Off-street parking shall not be required for ADUs.

10. If an attached garage is provided to the ADU, no garage door shall be placed in the front of the structure.

(Ord. No. 17532, § 5, 4-19-2011; Ord. No. 18973, § 1, 9-3-2019)