



- **9250.2.5. - ACCESSORY DWELLING UNITS.** (Amended by Ord. 2273 adopted 12-7-10)

Accessory dwelling units shall comply with the following regulations:

**A.**

**Location and Operation Standards:**

1. An accessory dwelling unit may be constructed on any legal parcel of 15,000 square feet or more.
2. No more than one accessory dwelling unit shall be allowed on a property.
3. Accessory dwelling units shall only be built when there is an existing single-family residence (e.g. primary residence) on the site. If a site is vacant, an accessory dwelling unit may be constructed at the same time as the primary residence, however no certificate of occupancy may be issued unless and until a certificate of occupancy is issued for the primary residence.
4. Accessory dwelling units shall not be attached in any way to any other building, except for a garage or carport that serves the accessory dwelling unit, and shall not be within ten (10) feet of another building. Accessory dwelling units shall not be attached to the main residence.
5. A covenant in a form approved by the City Attorney shall be required to be filed for each accessory dwelling unit, requiring that the accessory dwelling unit shall not be sold independently of the main dwelling unit and parcel.

**B.**

**Development Standards:**

1. Except as identified in this Subsection, accessory dwelling units shall comply with all the development standards (e.g. setbacks, lot coverage, height, encroachment plane, etc. that apply to the primary residence).
2. An accessory dwelling unit shall not be more than 600 square feet of gross floor area, not including a covered porch, covered patio, or trellis, and a garage or carport that serves the accessory dwelling unit.
3. An accessory dwelling unit shall be limited to a height of one-story, not to exceed twelve (12) feet in height to the top of the plate and sixteen (16) feet to the highest ridgeline, and shall not exceed the height of the primary residence.
4. An accessory dwelling unit shall be provided with a minimum of one (1) on-street parking space (covered or uncovered) in a designated location outside of the required front or street-side yard setbacks.