

Proposed Accessory Dwelling Unit Standards

35-250-2-B-2: Accessory Dwelling Units.

- a. *Types.* There are two types of accessory dwelling units, including:
 1. Integrated units, which are created within or attached to an existing principal building such that the unit is a fully integrated part of the building; or
 2. Independent units, which may include, a second story above a detached garage or a one and-one-half or two-story building constructed independent of the principal dwelling.
- b. *Permitted Locations.* Accessory dwelling units are allowed as an accessory to a single-family detached dwelling in the districts set out in Table 35-220-2, *Residential Standards and Land Uses*.
 1. *Districts:*
 - a. Integrated unit: Standard (S), cluster (C), or master planned (MP) development in the RE or RL districts, or standard (S) development in the RM district.
 - b. Independent units:
 - I. Standard (S), cluster (C), or (MP) master planned development in the RE district;
 - II. Standard (S), cluster (C), or (MP) master planned development in the RL district.
 2. *Minimum Lot Sizes:*
 - a. Integrated unit: Minimum 6,500 square feet.
 - b. Independent units:
 - I. RE district: Minimum 10,000 square feet.
 - II. RL district: Minimum 6,500 square feet.
 - III. O-EN overlay district: Minimum 6,500 square feet, except for lots in the RM, O-EN District must have a maximum lot size 8,500 square feet.
- c. *Number.* No lot will contain more than one accessory dwelling unit.
- d. *Density Calculations.* Accessory dwelling units are exempt from the calculation as a dwelling unit when determining the maximum density set out in Sec. 35-230-2, *Residential Districts and Uses*.
- e. *Conversion of a Garage.* An attached or detached garage may be converted into an accessory dwelling unit, provided the minimum required parking is available on-site, and all traditional elements of a garage, such as the garage door, is completely removed.

f. *Bulk and Design Standards.*

1. *Integrated Units:*

- a. Integrated units will not occupy more than 30 percent of the gross floor area of the habitable space of the principal building, or 800 square feet, whichever is less.
- b. Integrated units will not involve design modifications to the exterior of the principal building that make their presence known or apparent. Where the principal building is expanded to accommodate the integrated unit, the expansion will be designed, clad, painted, and roofed in a manner that matches or is comparable to the principal building.
- c. Where exterior doors provide direct access to the integrated unit, such doors will be designed, located, and configured in a manner that is typical for secondary access to a single-family dwelling, such as a side or rear door.
- d. Setbacks for integrated units are the same as for the principal building.
- e. No more than two unrelated people may reside in the integrated dwelling unit.

2. *Independent Units.*

- a. An ADU in a 1.5-story building must not exceed:
 - I. 800 square feet;
 - II. 24 feet to the ridgeline of the roof.
 - III. Setback:
 - a. Independent unit shall be setback at least five feet to the rear and side lot lines and 60 feet from the front property line.
 - b. An independent ADU shall be setback at least ten feet between the ADU and the principle residential structure.
- c. *Transitions.* Plans for accessory dwelling units will provide means for protecting adjoining lots or land that is zoned Estate-lot Residential (RE) or Low-Density Residential (RL) from any impacts of the additional density and design of the unit. Increased bufferyards, landscaping, setbacks from adjoining homes, or prohibiting lots that abut a site boundary from having accessory dwelling units may be required by the City.
- d. *Parking.*
 1. An ADU requires one parking space on the lot in addition to that required by Sec. 35-710-3, *Off-Street Parking*.
 2. Use of tandem parking is allowed provided only one tandem space is allowed per lot.

- e. *Required Outdoor Area.* Lots that are developed with ADUs will include a usable outdoor area of no less than 1,000 square feet, located behind the principal dwelling unit.
- f. *Requirements in RE and RL districts:*
 - 1. No parking is allowed within front or street side yards other than on a driveway with a minimum width of 120 feet;
 - 2. A Type A bufferyard is required between a proposed ADU and any lot line if:
 - a. An ADU is allowed on lots along street right-of-way or the boundary of the development; and
 - b. The abutting development is single-family detached dwellings.
 - 3. The bufferyard requirement is not required if the boundary of the development is an alley.
- g. *Requirements in an Established Neighborhood (O-EN) Overlay District.* ADUs may be permitted if it is demonstrated that:
 - 1. There is adequate and existing parking on-site or sufficient room to expand the existing parking to provide the required additional parking without encroaching into the required yards; and
 - 2. Parking will be accessed from the alley, if available, and if not, parking may only be provided on a driveway with a width that is the lesser of 10 feet or the width of a garage.
- h. *Utilities.* ADUs require utilities that are metered and billed together with the principal building.
- i. *Mailboxes.* Separate mailboxes may be provided for the principal and accessory dwellings provided only one mailbox is visible from street rights-of-way.

Figure 35-250-2

Types of Accessory Dwelling Units (ADUs)

Integrated
(within or attached to an existing principal building)

Independent
(second-story above garage)

