

Proposed Edits to UDO Adoption Draft

20.03.030(g)(5) - Use-Specific Standards – Dwelling, Accessory Unit

CURRENT LANGUAGE - Use Specific Standards Table 3-4 and 20.030.30 (g)(5)(B), (E) and (F)

Table 3-4: Number and Size of Accessory Structures Permitted

Zoning District	Maximum Number	Maximum Size (cumulative total)
RE	None	50 percent of the square footage of the primary structure
R1	2	1,000 square feet or 50 percent of the square footage of the primary structure, whichever is less
R2		840 square feet
R3		580 square feet
R4		400 square feet
RM, RH, RMH MS, MN, MM, MD, MC, ME, MH	None	15 percent of the cumulative square footage of the primary building(s) footprint.
MI, IN, OS	None	None

(5) Dwelling, Accessory Unit

(B) Generally

- i. This use shall be accessory to a single-family or duplex dwelling that is the principal use on the same lot or parcel.
- ii. Not more than one ADU may be located on one lot.
- iii. ADUs shall not be established on a lot that is less than the minimum lot size of the zoning district.
- iv. ADUs shall not contain more than one bedroom.
- v. No more than one family, as defined in Chapter 20.07 (Definitions), shall reside in one accessory dwelling unit; provided, however, that units lawfully in existence prior to the effective date of the ordinance from which this section derives where the number of residents located on one lot lawfully exceed that provided by the definition of family in Chapter 20.07 (Definitions), may continue to be occupied by the same number of persons as occupied the unit on that effective date.
- vi. A request for an ADU shall not be required to submit a separate site plan petition with the Planning and Transportation Department. Instead, compliance with these, and other applicable UDO standards in this UDO shall be verified through the building permit review process.

(E) Standards for Attached ADUs

- i. The maximum square footage of any attached ADU shall be 600 square feet.
- ii. The maximum height of any attached ADU shall be the same as that applicable to the primary dwelling structure in the zoning district where the ADU is located.
- iii. Each ADU shall be set back from each property line by at least the same setback distance applicable to the primary dwelling structure in the zoning district where the ADU is located.

(F) Standards for Detached ADUs

Detached ADUs shall meet the architectural and foundation requirements for a single-family dwelling within the applicable zoning district as found in Section 20.04.070(d)(2) (Residential).

- i. The maximum square footage of any detached ADU shall be 440 square feet.
- ii. The detached ADU shall not exceed 25 feet in height.
- iii. The detached ADU shall not extend closer to any street than the existing primary dwelling structure.
- iv. The detached ADU shall comply with the requirements for accessory structures in Section 20.03.030(g) (Accessory Uses and Structures). Where one or more of the standards in Section 20.03.030(g) (Accessory Uses and Structures) conflict with these use-specific standards, these use-specific standards shall govern.
- v. A detached ADU shall be set back from any side or rear property line that does not abut an alley by at least 10 feet, and from any side or rear property line that abuts an alley by at least five feet.
- vi. Existing single-story detached accessory structures converted to ADUs shall be exempt from the setback requirements pursuant to Section 20.06.090(d) (Nonconforming Structures).

PROPOSED LANGUAGE - Use Specific Standards Table 3-4 and 20.030.30 (g) (5)(B), (E) and (F) to allow for larger and two bedroom ADUs.

Table 3-4: Number and Size of Accessory Structures Permitted

Zoning District	Maximum Number	Maximum Size (cumulative total)
RE	None	50 percent of the square footage of the primary structure
R1	2	1,000 square feet or 50 percent of the square footage of the primary structure, whichever is less
R2		840 square feet
R3		580 square feet
R4		400 square feet
RM, RH, RMH MS, MN, MM, MD, MC, ME, MH	None	15 percent of the cumulative square footage of the primary building(s) footprint.
MI, IN, OS	None	None

(5) Dwelling, Accessory Unit**(B) Generally**

- i. This use shall be accessory to a single-family or duplex dwelling that is the principal use on the same lot or parcel.
- ii. Not more than one ADU may be located on one lot.
- iii. ADUs shall not be established on a lot that is less than the minimum lot size of the zoning district.
- iv. ADUs shall not contain more than ~~one-two~~ bedrooms.
- v. No more than one family, as defined in Chapter 20.07 (Definitions), shall reside in one accessory dwelling unit; provided, however, that units lawfully in existence prior to the effective date of the ordinance from which this section derives where the number of residents located on one lot lawfully exceed that provided by the definition of family in Chapter 20.07 (Definitions), may continue to be occupied by the same number of persons as occupied the unit on that effective date.
- vi. A request for an ADU shall not be required to submit a separate site plan petition with the Planning and Transportation Department. Instead, compliance with these, and other applicable UDO standards in this UDO shall be verified through the building permit review process.

(E) Standards for Attached ADUs

- i. The maximum square footage of any attached ADU shall ~~not exceed 50% percent of the gross floor area of the existing principal dwelling, up to a maximum of 1,200 total~~ ~~be 600~~-square feet.
- ii. The maximum height of any attached ADU shall be the same as that applicable to the primary dwelling structure in the zoning district where the ADU is located.
- iii. Each ADU shall be set back from each property line by at least the same setback distance applicable to the primary dwelling structure in the zoning district where the ADU is located.

(F) Standards for Detached ADUs

Detached ADUs shall meet the architectural and foundation requirements for a single-family dwelling within the applicable zoning district as found in Section 20.04.070(d)(2) (Residential).

- i. ~~The maximum square footage of any d~~Detached ADUs shall ~~be 440 square feet, comply with the maximum square footage thresholds established in Table 3-4: Number and Size of Accessory Structures Permitted and shall also comply with the maximum impervious surface coverage established in Table 4-2: Residential District Dimensional Standards.-~~
- ii. The detached ADU shall not exceed 25 feet in height.
- iii. The detached ADU shall not extend closer to any street than the existing primary dwelling structure.
- iv. The detached ADU shall comply with the requirements for accessory structures in Section 20.03.030(g) (Accessory Uses and Structures). Where one or more of the standards in Section 20.03.030(g) (Accessory Uses and Structures) conflict with these use-specific standards, these use-specific standards shall govern.

- v. A detached ADU shall be set back from any side or rear property line that does not abut an alley by at least 10 feet, and from any side or rear property line that abuts an alley by at least five feet.
- vi. Existing single-story detached accessory structures converted to ADUs shall be exempt from the setback requirements pursuant to Section 20.06.090(d) (Nonconforming Structures).