

14-912-04 - Accessory dwelling unit regulations

Accessory dwelling units (ADUs) are allowed in the WCIOD as outlined below:

14-912-04-A. Definition.

ACCESSORY DWELLING UNIT (ADU) means a dwelling unit that is incidental to and located on the same lot as a single-family residence that provides complete independent living facilities for one or more persons.

14-912-04-B. Where Allowed. The ADU shall be located on a lot with a single-family residence and that has a R-District base zoning.

14-912-04-C. ADU Size—Maximum/Minimum. The maximum floor area for a detached or newly constructed attached accessory dwelling unit shall be 900 square feet. An attached ADU utilizing an existing structure can be larger than 900 square feet in accordance with the special use procedures of Section 14-704. The minimum floor area for an accessory dwelling unit shall be 300 square feet.

14-912-04-D. Number of ADUs. Refer to Table 912-C.

14-912-04-E. Distance from Primary Residence. The minimum distance between the detached accessory dwelling unit and the primary single-family residence shall be five feet.

14-912-04-F. Required Setbacks. Accessory dwelling units detached from the primary single-family residence shall comply with the interior and exterior setbacks in Section 14-912-03.

14-912-04-G. Design Standards. The appearance, exterior finish materials, roof pitch, roof shape, trim, eaves, window orientation, and dimensions must be the same or visually match those of the structure on the lot. Design standard exceptions must be reviewed and approved through Section 14-706-01.

14-912-04-H. Height. Accessory dwelling units detached from the primary single-family residence shall comply with the height requirements in Table 912-B.

14-912-04-I. Parking. One off-street parking space shall be provided for an accessory dwelling unit. In the event a required parking space is eliminated to accommodate an accessory dwelling unit, off-street parking shall be provided on the lot in accordance with the parking ratios of Section 14-501-05.

14-912-04-J. Sale of Units. The accessory dwelling unit shall not be sold separately from the principal residence.

14-912-04-K. Short-Term Lodging. The accessory dwelling unit shall not be rented for periods of less than 30 days unless approved as a bed and breakfast in accordance with Section 14-420.

14-912-04-L.

Rental Occupancy. Any accessory dwelling unit or single-family residence that is not owner-occupied shall be subject to the Rental Ready Program of Chapter 4 of the City Code unless it is unoccupied.

- 14-912-04- Owner Occupancy.** The legal property owner of the lot shall be required to reside in either
- M.** the primary residence or an accessory dwelling unit located on the lot, except for temporary absences not to exceed a combined total of six months in a calendar year. ADU and single-family residences cannot be rented at the same time. Exceptions to this requirement may be submitted by non-profit entities to the Community Development Director. The Community Development Director may approve the exception if reasonable documentation is submitted.
- 14-912-04- Building Code.** All ADUs shall comply with the currently adopted International Residential
- N.** Code appendix related to "Tiny Houses."
- 14-912-04- Notice to Neighboring Property Owners.** All contiguous property owners shall receive 15
- O.** days notice of the plan to build an ADU. If more than 50 percent of contiguous property owners file a letter of protest with the City during the 15 day timeframe, the proposed ADU shall be treated under Section 14-912-02-D Special Uses.

(Ord. No. 19618, § 1, 10-21-2024)