

Chapter 18.710
ACCESSORY RESIDENTIAL UNITS

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18.710.010 Purpose

- A. This chapter provides clear and objective standards for the establishment of accessory residential units in detached single-family residences to achieve the following:
 - 1. Increase energy efficiency in large and/or older homes;
 - 2. Increase the number of affordable housing units;
 - 3. Increase residential densities with minimal impact on the quality or character of existing neighborhoods;
 - 4. Allow small households to retain large houses as residences;
 - 5. Permit young households to achieve home ownership;
 - 6. Provide needed space for elderly family members, teenagers and/or returning adult children.

18.710.020 Standards

- A. Location. As noted in the use tables (18.510.1 and 18.520.1), accessory residential units are permitted as limited uses in all zones where detached, single-family dwelling units are permitted.
- B. Limitations. An accessory residential unit is permitted providing there is compliance with all of the following standards:
 - 1. An accessory residential unit may be created within or as an addition to a detached single-family dwelling. For the purposes of this chapter, “addition” means the sharing of a common wall with the primary residence. A garage may not be converted to an accessory residential unit unless it is rebuilt as part of the primary structure;
 - 2. An accessory residential unit may not exceed 50% of the size of the primary unit, up to a maximum of 800 square feet;
 - 3. The number of residents permitted to inhabit the accessory residential unit is regulated by the state building code;
 - 4. Either the primary or accessory residential unit must be owner-occupied;
 - 5. A primary residence in which an accessory residential unit has been created may have only one home occupation;

6. In addition to the number of parking spaces required for the primary residence, as established in Chapter 18.765, one parking space shall be provided for the accessory residential unit. This parking space shall be paved and/or covered;
7. The front door of the accessory residential unit shall not be located on the front facade of the primary unit unless the door is already existing;
8. There shall be compliance with all development standards established in the base zone. (Ord. 09-13)

18.710.030 Approval

To obtain approval to create an accessory residential unit, the applicant must demonstrate compliance with all of the requirements in Section 18.710.020 by means of a Type I procedure, as governed by Section 18.390.030. ■