

SECTION 3.4: ACCESSORY DWELLINGS

Section 3.4.A: Purpose:

To increase housing supply, achieve housing affordability goals, promote integrated conservation design and the use of sustainable building techniques while preserving single Family residential and neighborhood character.

Section 3.4.B: Applicability:

This Section is applicable to Residential Zones and single Family residential properties in the PC Zone.

Section 3.4.C: Performance Standards:

~~Approval of Guest House or Accessory Living Quarters subject to the following conditions:~~ **Accessory Dwellings shall require compliance with the following performance standards:**

- a. A maximum of one Accessory Dwelling is permitted per Lot.
- b. ~~Attached Accessory Living Quarters~~ **In all single Family residential areas, an Accessory Dwelling of up to 400 square feet livable area is permitted** regardless of ~~parcel~~ **Lot or principal Dwelling size.** ~~Detached Guest Houses are permitted only on parcels of two acres or larger.~~
- c. ~~Accessory Dwellings Living Quarters and Guest Houses~~ are **further** limited to 50% of the livable square footage of the main Dwelling up to a maximum of ~~800~~ **1000** square feet for a **Detached Accessory Dwelling** ~~Guest House,~~ or ~~1000~~ **1200** square feet for an **Attached Accessory Dwelling.** ~~Accessory Living Quarters unless waived through Conditional Use Permit for an existing structure.~~
- d. ~~Kitchens are allowed.~~
- e. **Only a single Family Dwelling or Modular Home may be used as an Accessory Dwelling.** Travel Trailers, **Park Models**, Recreational Vehicles, Manufactured and Mobile Homes are **prohibited** ~~not allowed~~ as ~~Guest Houses or Accessory Living Quarters~~ **Accessory Dwellings.**
- f. All utilities **may be on separate** meters than the principal Dwelling **unless otherwise prohibited be a utility company.**
- g. Maximum separation between the ~~main~~ **principal** Dwelling and ~~Guest House~~ **Detached Accessory Dwelling** shall be **sixty (60') feet on Lots less than four (4) acres and one hundred (100') feet on Lots four (4) acres or greater.** ~~measured from livable space to livable space. unless waived by though Conditional Use Permit for existing structure.~~
- h. ~~A deed restriction shall be recorded prior to issuance of a building permit~~

indicating that the Guest House or Accessory Living Quarter is for family and friends and not for rental.

- i. **Accessory Dwellings shall share some common features with the principal Dwelling. Common features may include, but are not limited to, roof pitch, colors, porches and window treatments or other components of the exterior appearance.**

Section 3.4.D: Permits and Administration:

1. **Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.**
2. **Application for a Conditional Use permit can be requested for A waiver of the requirements of for separation **distance** and maximum square footage **may be requested in writing from the Director of Community Development if the waiver is necessary to achieve the following:****

 - a. **For existing Structures to be converted ~~into a detached Guest House on parcels greater than 2 acres.~~ into an Accessory Dwelling,**
 - b. **Protection of Environmentally Sensitive Features,**
 - c. **Energy efficiency through passive solar design,**
 - d. **The accommodation of alternative energy or water conservation systems.**

3. **A decision of the Director of Community Development may be appealed to the Planning and Zoning Commission.**