

3.4 Accessory Dwellings

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.



3.4.B. Applicability

This Section is applicable to all Residential Zones and single family residential properties in the Planned Community Zone.

3.4.C. Performance Standards

Approval of **Accessory Dwellings** shall require compliance with the following performance standards:

1. A maximum of one Accessory Dwelling is permitted per Lot.
2. In all single family residential areas, an Accessory Dwelling of up to 600 square feet livable area is permitted regardless of Lot or principal **Dwelling** size.
3. Accessory Dwellings are further limited to 50 percent of the livable square footage of the main **Dwelling** up to a maximum of 1,000 square feet for a **Detached Accessory Dwelling**, or 1,200 square feet for an **Attached Accessory Dwelling**.
4. Single Family Dwellings, Modular, **Manufactured Homes** (including **Park Models** or **Tiny Homes** built to modular or manufactured building code) may be used as an Accessory Dwelling in zones where those are allowed as primary **Dwelling Units**. Travel Trailers, **Recreational Vehicles**, and **Mobile Homes** are prohibited Accessory Dwellings.
5. All utilities may be on separate meters than the principal Dwelling unless otherwise prohibited by a utility company.
6. Maximum separation between the principal Dwelling and Detached Accessory Dwelling shall be 100 feet on Lots less than 4 acres and 200 feet on Lots 4 acres or greater. Separation distance shall be measured from the closest outside edge of each building. Whenever possible, Accessory Dwellings shall not be located in front of the primary structure.
7. 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.

3.4.D. Permits and Administration

1. Applicable Building, Environmental Quality, and Engineering Permits apply. Planning and Zoning Division review shall be conducted through the issuance of such permits.
2. The requirements for separation distance and maximum square footage may be waived by requesting an Administrative Adjustment from the **Community Development Director**, if the waiver is necessary to achieve the following. Waivers shall be limited to the minimum necessary to meet the need for the waiver:
 - A. For existing Structures on the property to be converted into an **Accessory Dwelling**.
 - B. Protection of **Environmentally Sensitive Features**, as defined in **Chapter 6, Definitions**.
 - C. Design necessary to accommodate energy efficiency through passive solar design, alternative energy, or water conservation systems into the **Site Plan** or building design. 🌿
 - D. Location of the **Accessory Dwelling** due to constraints of existing site infrastructure, such as wastewater treatment system(s), wells, utility lines, and driveway(s).



3. A decision of the **Community Development Director** may be appealed to the **Board of Adjustment** as a request for a Variance.

3.5 Home Occupations

3.5.A. Purpose

The purpose of a **Home Occupation** is to increase flexibility in work and professional occupations, and to provide business opportunities that accommodate work-at-home scenarios influenced by changing technologies, by allowing activities to be conducted within residential **Dwelling Units**. These work activities shall not impact and must be compatible with and preserve the character of the existing neighborhood.

3.5.B. Applicability

Home Occupations may be permitted in any residential zoning district, subject to the granting of an **Administrative Permit** per **Section 5.1.B**. Home Occupations shall comply with the following Performance Standards.

3.5.C. Performance Standards

1. A **Home Occupation** shall be conducted within a **Dwelling Unit** and shall be clearly incidental to the Use of the Structure as a **Dwelling**.
2. In no way shall the appearance of the Structure or the premises be so altered or the conduct of the occupation within the Structure be such that the Structure or premises may be reasonably recognized as serving a non-residential Use (by color, materials, construction, lighting, Signs, sounds or noises, vibrations, display of equipment, etc.).
3. No one other than a resident of the **Dwelling** shall be employed in the conduct of a **Home Occupation**.
4. No motor or mechanical equipment shall be permitted other than normally incidental to the Use.
5. The Use shall not generate pedestrian or vehicular traffic beyond that normal to the district in which it is located.
6. No storage of materials and/or supplies, including vehicles or equipment used in the occupation, indoors or outdoors, shall be permitted that will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
7. No **Building** or space outside of the main Building shall be used for **Home Occupational** purposes except approved Agricultural/horticultural related activities.
8. There shall be no use of utilities or community facilities beyond that normal to the Use of the property for residential purposes.
9. A **Home Occupation** shall not create any radio or television interference or noise audible beyond the boundaries of the site.
10. No smoke, odor, liquid, or solid waste shall be emitted.
11. There shall be no outdoor storage or display of materials or equipment maintained on the premises.

