

17.20.240

ACCESSORY DWELLING UNITS

1. **PURPOSE.** The purpose of these standards is to provide for opportunity for the construction or placement of a small dwelling unit that is accessory to and subordinate to the principal dwelling unit on a single family lot without requiring additional lot area for the lot.
2. **LOCATION PERMITTED.** One accessory dwelling unit may be located on a lot with a single family detached dwelling in a ~~the Low Density Residential or Medium Density Residential Zones.~~
3. **TYPES OF ACCESSORY DWELLING UNITS PERMITTED.** An accessory dwelling may be created by any of the following means:
 - a. Division of an existing single family detached dwelling to include an accessory dwelling unit.
 - b. Addition to an existing single family detached dwelling to create an accessory dwelling unit.
 - c. Creation of an accessory dwelling unit in an existing accessory building.
 - d. Construction or placement of an accessory building on the parcel detached from the principal dwelling unit.
4. **SETBACKS.** If attached to the principal dwelling unit, the accessory dwelling unit shall meet the minimum setback requirements of Section 17.16.070.3.a. Detached accessory dwelling units shall meet the setback and height restrictions of Section 17.20.040.
5. **GROSS FLOOR AREA.** The minimum gross floor area permitted for an accessory dwelling unit shall be 250 square feet. The maximum gross floor area permitted for an accessory dwelling unit shall be 800 square feet. Creation of an accessory dwelling unit shall not reduce the gross floor area of the principal dwelling unit below 1,000 square feet.
- ~~6. **OWNER OCCUPANCY REQUIRED.** Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the parcel.~~
- ~~7. **OFF STREET PARKING.** In addition to the off street parking required for the principal dwelling unit by Section 17.20.060.7.a, one off street parking space shall be required for the accessory dwelling unit.~~
- ~~8.~~6. **CODE COMPLIANCE.** The accessory dwelling unit shall meet all applicable structural, electrical, plumbing, fire, and life safety codes.