

Sec. 5.9.03. - Accessory Dwelling Units (ADU).

- A. Not more than one (1) Accessory Dwelling Unit (ADU) may be permitted per lot.
- B. An ADU may be permitted only in association with a single-family or two-family dwelling.
- C. *Minimum Lot Area.* An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.
- D. *Residential Density.* An ADU shall be excluded from maximum residential density requirements.
- E. *Setbacks.*
 - 1. An attached ADU shall be subject to the zone district setback requirements for a primary structure.
 - 2. A detached ADU shall be subject to the zone district setback requirements for an accessory structure.
- F. *Floor Area.*
 - 1. The maximum permitted floor area for an accessory structure that contains a second floor ADU may be increased by one hundred (100) percent solely for the construction of a second-floor unit.
 - 2. *Maximum ADU Size.* The ADU shall not exceed forty (40) percent of the gross floor area of the primary structure or four hundred (400) square feet, whichever is larger. In no case shall the ADU exceed eight hundred fifty (850) square feet in gross floor area.
- G. *Building Height.* The maximum permitted height of a detached ADU is twenty-five (25) feet.
- H. *Bedroom Maximum.* A maximum of two (2) bedrooms are permitted within an ADU.
- I. *Rental.* No ADU shall be rented for fewer than thirty (30) days and shall not be used as a short-term rental. If the ADU is not occupied as a residence by the owner, it shall be registered and certified as required in Chapter 140 of the City Code.
- J. *Alterations or New Construction.* Any alterations to existing buildings or structures or the construction of a new structure to accommodate an ADU shall be designed to maintain the architectural design, style, appearance and character of the main building, including but not limited to entrances, roof pitch, siding and windows.
- K. *Deed Restriction.* A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit(s). An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.

(Ord. No. 2018-69, § 7, 12-18-18; Ord. No. 2019-11, § 4, 3-26-19; Ord. No. 2024-20, § 14, 4-23-24)