

Chapter 12.30

Accessory Dwelling Units

(amended 3/11/2003 Ord. 2003-05)

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12.30.1 Purpose

The purpose of this Chapter and any rules, regulations, standards and specifications adopted pursuant hereto are:

1. To permit property owners in specified zones to establish an accessory dwelling unit within a single-family dwelling subject to regulations set forth herein.
2. To accommodate such housing in single-family residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion, and compatible scale and appearance of residential buildings.
3. To prevent the proliferation of rental dwellings, absentee ownership, property disinvestment, building code violations, and associated decline in quality of single-family residential neighborhoods.
4. To set forth standardized terms and conditions for accessory dwelling units and procedures for review and approval of the same.

12.30.2 Conditional Use Permit

Accessory dwelling units may be permitted as a conditional use in designated zones as more particularly provided in this Title. Applications for an accessory dwelling unit shall be submitted and reviewed as a conditional use permit in accordance with Chapter 12.13 of this title.

12.30.3 Standards

The following standards and conditions shall apply to all accessory dwelling units, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process.

1. Location. An accessory dwelling unit shall only be allowed within a single-family dwelling.
2. Size. The accessory dwelling unit shall be accessory and subordinate to the primary dwelling. For purposes of this Section accessory and subordinate requires the accessory dwelling unit to be not more than sixty-five percent (65%) of the square footage of the primary dwelling.
3. Number. A maximum of one (1) accessory dwelling unit shall be allowed per single family dwelling. Accessory dwelling units shall contain no more than one (1) dwelling unit.
4. Parking. At least one (1) off-street parking stall shall be provided for each accessory dwelling unit. Such parking stall shall be in addition to all off-street parking requirements for the primary dwelling on the lot and shall conform with the City parking standards specified elsewhere in this Title.
5. Design and Character. Accessory dwelling units within a single-family dwelling shall retain the compatibility of the primary dwelling with the residential character of the neighborhood and be harmonious in design and structure with the primary dwelling.
6. Construction Codes. The accessory dwelling unit shall comply with all construction, housing, and building codes in effect at the time the accessory dwelling unit is constructed and shall comply with all procedures and requirements of the City Building Regulations.
7. Ownership. The single family dwelling and the accessory dwelling unit shall remain in single ownership and either the single family dwelling or the accessory dwelling unit shall be owner occupied.
8. Non-Transferable. No conditional use permit issued for an accessory dwelling unit shall be assignable or transferable upon the sale of the single family dwelling or otherwise and the conditional use permit shall expressly state that the permit shall terminate upon the sale or transfer of property.

12.30.4 Recorded Notice

Notice of Accessory Dwelling Unit Approval, defining the approved conditional use and any restrictions or

conditions of approval shall be signed and submitted to the City in conjunction with any approved accessory dwelling unit on forms provided by the City. The City may record the Notice of Accessory Dwelling Unit Approval with the County Recorder's Office.