

SECTION 11-31-3: ACCESSORY DWELLING UNIT

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The purpose of this Chapter is to provide opportunities for accessory dwelling units (ADUs) while minimizing impacts to surrounding uses and properties.

A. **Applicability.**

1. One (1) ADU is permitted per lot or parcel containing a single residence in the following zoning districts: Single Residence (RS) District, Small Lot Single Residence (RSL) District, Downtown Residential (DR) District, Agricultural (AG) District, and Multiple Residence (RM) District.
2. Any lot or parcel containing an existing single residence is permitted one (1) ADU regardless of the zoning district.

B. **General Requirements.**

1. There are no minimum lot size requirements to establish an ADU.
2. An ADU shall have a separate and independent entrance from the primary residence that shall not be visible from any street abutting the lot or parcel.
3. An ADU may contain either a partial kitchen or full kitchen, but no more than one (1) kitchen per ADU is allowed.
4. The architectural design, exterior materials and colors, roof pitch and style, type of windows, and trim details of the ADU shall be substantially the same as, and compatible with the primary residence.
5. An ADU in a Historic District shall comply with Chapter 74 of the Zoning Ordinance.
6. An ADU shall comply with all applicable building code requirements for residential dwellings.
7. Manufactured homes, recreational vehicles (RV), and trailers shall not be used as an ADU.

C. **Unit Size.** The gross floor area of an ADU shall not exceed 75% of the primary residence's gross floor area or 1,200 square feet, whichever is less.

D. **Setbacks.**

1. **Attached ADUs.** An ADU that is attached to or part of the same structure as the primary residence is subject to the setback requirements of the underlying zoning district except as provided in Subsection D(3)(b) and Subsection D(3)(c) below.
2. **Detached ADUs.** A detached ADU is subject to the setback requirements for detached accessory buildings or structures established in Section 11-30-17 except as provided in Subsection D(3).
3. **Non-conforming Structure Conversions.**
 - a. *Detached Accessory Building or Structure.* A detached accessory building or structure that does not meet the current setback requirements and is a legal non-conforming structure may be converted to an ADU and no additional setback shall be required, provided that the conversion does not further increase the nonconformity.

b. *Primary Residence.* A single residence that does not meet current setback requirements and is a legal non-conforming structure may be altered to include an ADU and additional setback will not be required, provided that the alteration does not further increase the nonconformity.

c. *Second Story Conversions.*

i. *Existing Second Story Structures.* An existing legal non-conforming, two-story structure that does not meet the current setbacks may be altered to include an ADU with no additional setback required.

ii. *Second-Story Addition.* All second-story ADU additions shall comply with the setback requirements of the underlying zoning district.

E. **Lot Coverage and Building Coverage.** An ADU shall comply with all lot coverage and building coverage requirements of the underlying zoning district.

F. **Height.**

1. **Attached ADUs.**

a. A single-story attached ADU shall not exceed the height of the primary residence or the maximum height requirement of the underlying zoning district, whichever is less.

b. A two-story attached ADU shall not exceed 160% of the height of the primary residence or the height requirements of the underlying zoning district, whichever is less.

2. **Detached ADUs.** A detached ADU is subject to the height requirements for detached accessory buildings or structures established in Section 11-30-17.

G. **Parking.**

1. No additional parking spaces are required for an ADU.

2. If a garage or carport is converted to an ADU, covered parking for the primary residence is not required to be replaced elsewhere on the lot or parcel.

H. **Utilities.**

1. An ADU shall be provided with water, sewer, and electric utilities.

2. An ADU shall be served by the same water, sewer and electric utility providers and meters as the primary residence.