

## Changes to Chapter 14 to comply with LD 2003

1. Amend the current definition of Accessory Dwelling Unit
2. delete the limitation of one single-family dwelling per residential lot and make residential housing a permitted use
  - IR-1 residential zone – IR-2 residential zone – IB-Business zone
  - The limitation is not allowed under state law
3. Limit the application of any off-street parking requirement to principal structures
  - IR-1 residential zone – IR-2 residential zone – IB-Business zone
  - Under state law, parking requirements cannot be applied to ADUs
4. Delete Accessory Dwelling Unit as a Conditional Use
  - IR-1 residential zone – IR-2 residential zone – IB-Business zone
  - One ADU must be allowed under state law
5. Amend section 7.23 regarding Accessory Dwelling Units to clarify that:
  - A single ADU can be inside, attached to, or detached from a principal structure
  - If there are two ADUs, one must be detached
  - ADUs must be at least 190 sq.ft. and subordinate to principal structure
  - Must be a self-contained dwelling unit that meets building codes
  - Interior ADUs can have separate electric service
  - Occupancy is not limited to “family” members
  - Can have a different architectural style and quality of the principal structure.
  - To add an ADU to an existing septic system, the system must be verified as adequate by a local plumbing inspector under section 4221.
  - To put an ADU on a separate septic system, the plans must be prepared by a licensed site evaluator in accordance with state regulations and law.
  - Property owners must provide proof that an ADU has access to a water supply that is potable and acceptable for domestic use.
  - Yard space used by the principal building may also be used by an ADU

## Optional Changes

1. Amend the definition of accessory “uses” to add “structures”
  - Accessory structure or use - a use or structure which is incidental and subordinate to the principal use or structure of a lot.
2. Harmonize the several current definitions of dwelling – including ADU
  - Dwelling-
  - Dwelling, Multi-Family-
  - Dwelling, Single Family-
  - Dwelling unit-
3. Delete the definition of Handicapped family unit
  - Appears to be an exception to the current definition of an ADU
  - This category of dwelling is not necessary
4. Delete Handicapped Family Unit as a Conditional Use
  - IR-1 residential zone – IR-2 residential zone – IB-Business zone
5. Limit the square footage of ADUs
  - Set as a percentage of the principal structure or
  - Establish standard, uniform cap
6. Make a second ADU a conditional use with a separate building application and permit
7. Allow existing accessory structures to be converted to ADUs
8. Allow both the principal structure and one ADU to be rental properties