



ACCESSORY DWELLINGS

An Accessory Dwelling is typically a small residential unit (maximum size 640 sq.ft.) that is located on the same parcel as a single-family residence. It provides a complete, independent residential living unit for living, sleeping, cooking, and personal sanitation. Sometimes referred to as “in-law” units or “granny flats”, accessory dwellings are not considered apartments in the normal sense because they tend to be smaller living units.

The Zoning Ordinance has a series of standards for accessory dwellings. These requirements are designed to accommodate accessory dwelling units while maintaining the character of the single-family residence and the surrounding neighborhood. The Zoning Ordinance requirements for accessory dwellings are, in some ways, similar to those for adding a room, such as height and setbacks. However, there are regulations which specifically address accessory dwellings.

ACCESSORY DWELLING REQUIREMENTS:

- ▶ **Zoning District:** An accessory dwelling unit can only be located in an area that is zoned for residential use.
- ▶ **Existing Condition:** The lot upon which the accessory dwelling is to be located can only contain an existing single-family residence that is **owner-occupied**.
- ▶ **Location:** The accessory dwelling unit may be either attached or detached to the existing single-family residence. If the unit is detached it must be located on the same lot as the existing residence.
- ▶ **Maximum Size:** The maximum floor area and accessory unit shall be no more than 640 square feet.
- ▶ **Number of bedrooms:** Although an accessory dwelling may include a bathroom and kitchen, it can have no more than one bedroom.
- ▶ **Site Requirements:** The accessory dwelling shall comply with the height, setback, lot coverage, and parking requirements of the zone in which it is located. Setback requirements are the same as for the main dwelling.

Community Development – Planning Services

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- ▶ **Entrances:** There shall be no more than one entrance to the single-family residence on the street side of the building, other than an entrance to the garage. The door to the accessory dwelling shall not be visible from the street.
- ▶ **Parking:** There shall be at least three off-street parking spaces provided on site which meet the design, setback, and dimension requirements specified in Article 30 of the Zoning Ordinance. Tandem parking (where one car parks behind the other) is not considered a legal off-street parking space.
- ▶ **Fire Sprinkler:** If the accessory dwelling is detached from the main house, a fire sprinkler system will be required for the new unit. Capacity of the water main serving the property should be verified with the Engineering Division.
- ▶ **Traffic Impact Fees:** A one time Traffic Impact Fee will be required for the new unit (1 new residential unit = \$1,501.59).
- ▶ **Additional requirements:** If the project results in the addition of 500 sq.ft. or more of floor area, you will be required to pay applicable School Impact Fees and comply with the requirements of the Local Development Standards (see information sheet)

CONSULTATION

If you are proposing to construct an accessory dwelling, check first with Planning Services to ensure that your project will comply with all applicable Zoning Ordinance requirements.

FREQUENTLY ASKED QUESTIONS

Can all residential properties have an accessory dwelling?

No. Only a property with an owner occupied single-family residence that is zoned residential can have upon it an accessory dwelling. Furthermore, your project must also comply with all requirements of the Zoning Ordinance, such as setbacks, lot coverage and parking.

What kind of permits do I need to build an accessory dwelling?

You will need an **Architectural Permit – Residential** (see information sheet) if the accessory dwelling will be located on a new second story. An Architectural Permit gives Planning Services the opportunity to make sure that the proposed accessory dwelling will match the appearance of your existing single-family residence and respect its character and scale. You must then apply for a **Building Permit**. A Building Permit is absolutely essential to make sure that your proposed accessory dwelling complies with the City's building regulations.