

ATTACHMENT 2

EXHIBIT “A”

The following are modifications to Article X of Chapter 16.12 (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

16.12.360 – ~~Accessory~~ Second dwelling units.

A. Purpose. The purpose of these provisions is to establish procedures for permitting a ~~second~~ accessory dwelling unit (~~S~~ADU); to implement state law requiring consideration for such uses.

B. ~~Second~~ Accessory Dwelling Unit Defined. "~~Second~~ Accessory dwelling unit (~~S~~ADU)" means an additional detached or attached dwelling unit which provides complete independent living facilities for one or more persons. The unit shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary unit is situated.

C. Application Procedure—~~Second~~ Accessory Dwelling Units. Application for an ~~S~~ADU unit shall be made by applying for a ~~second~~ accessory dwelling unit application, pursuant to this article. The review procedure shall be administrative review without notice (ministerial), pursuant to Section 16.12.005(A)(3). Permits for ~~second~~ accessory dwelling units will be issued for a period not to exceed thirty-six (36) months. Applications for renewal may be filed for additional twelve-month periods. Said renewal application must be filed prior to expiration of the ~~second~~ accessory dwelling unit permit.

D. Requirements for Approval.

1. A ~~second~~ accessory dwelling unit may only be permitted on lots within an agricultural or single-family residential designation on which there is already built one owner-occupied single-family detached dwelling unit (primary unit). The primary unit may be considered the ~~second~~ accessory dwelling unit only if the lot can accommodate the existing and proposed structure in accordance with the provisions specified herein.
2. One dwelling unit on the property shall be owner-occupied.
3. Only one ~~second~~ accessory dwelling unit shall be permitted on any one lot. ~~Where planned unit or cluster development techniques are used, the total number of dwelling units permitted on a parcel may be developed on or divided between one or more sites, when total permitted net density is not exceeded, and when it can be shown that adequate access, utilities, and public safety can be provided.~~
4. The ~~second~~ accessory dwelling unit shall provide complete and independent living facilities.
5. The ~~second~~ accessory dwelling unit shall not be sold separately and may be rented.
6. The ~~second~~ accessory dwelling unit shall have adequate water supply pursuant to specifications of the Uniform Plumbing Code.
7. Lots not connected to sewer facilities shall be a minimum of one gross acre in size.
8. The ~~second~~ accessory dwelling unit may be either an attached or detached unit. A detached ~~second~~ accessory unit shall not exceed seventy-five (75) percent of the area of the principal dwelling unit up to a maximum gross floor area of three thousand (3,000) square feet per structure on any parcel. ~~Second~~ Accessory dwelling units attached to the principal unit may be up to fifty (50) percent of the area of the principal

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unit, up to a maximum of one thousand (1,000) square feet. The area of a ~~second~~ **accessory** dwelling unit is in addition to and shall not be considered as part of the allowable accessory building area authorized under Article X of Chapter 16.20. No ~~second~~ **accessory** dwelling unit shall be less than four hundred (400) square feet in area. Further, a single-wide mobile home or recreational vehicle, does not qualify for use as a SDU.

F. Property Development Standards—~~Second~~ **Accessory** Dwelling Units.

1. The lot upon which the ~~second~~ **accessory** dwelling unit is to be established shall conform to all standards of the land use district in which it is located.
2. The yard standards for accessory buildings shall apply to a detached unit.
3. The yard standards for the primary unit shall apply to an attached unit.
4. The ~~second~~ **accessory** dwelling unit shall be constructed in accordance with minimum standards for single-family residential uses on individual lots as specified in Section 16.20.160, unless otherwise specified herein.
5. Provision for emergency vehicle access to the ~~second~~ **accessory** dwelling unit shall be addressed in the following manner:
 - a. Access roads shall be within one hundred fifty (150) feet of any portion of an exterior wall of the first story of the ~~second~~ **accessory** dwelling unit and shall be measured in an approved route around the exterior of the structure.
 - b. Turning radius for emergency vehicles shall be a minimum of thirty-four (34) feet inside radius.
 - c. Emergency vehicle access roads in excess of one hundred fifty (150) feet in length shall be provided with a turnaround.
 - d. Maximum grade for the access road shall be twelve (12) percent for asphalt surfaces and fifteen (15) percent for concrete surfaces.
 - e. Emergency vehicle access roads shall have an unobstructed width of at least twelve (12) feet and an unobstructed vertical clearance of at least thirteen (13) feet six inches.
 - f. Addresses shall be posted with numbers measuring a minimum of four inches in height and shall be visible from the public right-of-way. In addition, during the hours of darkness the numbers shall be internally illuminated.In cases where the ~~second~~ **accessory** dwelling unit is located more than one hundred (100) feet from the public right-of-way, additional non-illuminated contrasting numbers measuring a minimum of six inches in height shall be displayed at the property entrance.
6. The entrance to an attached ~~second~~ **accessory** dwelling unit shall be separate from entrance to the primary unit and shall be installed in a manner as to eliminate an obvious indication of two units in the same structure.
7. The maximum lot coverage provisions of the land use district shall apply.
8. **At least one covered or uncovered parking space** for the ~~second~~ **accessory** dwelling unit shall be provided by a ~~fully enclosed one-car garage with a minimum interior size of nine feet in width and nineteen (19) feet in depth, plus one additional parking space in an approved location on the lot.~~ **Parking can be tandem on an existing driveway. The City shall not impose parking standards for an accessory dwelling unit if the accessory dwelling unit is located within one-half mile of public transit. No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and**

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rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

9. The ~~second~~ **accessory** dwelling unit shall be compatible with the design of the primary unit and the surrounding neighborhood in terms of landscaping, scale, height, length, width, bulk, lot coverage, and exterior treatment, and shall not cause excessive noise, traffic, or other disturbances to the existing neighborhood or result in significantly adverse impacts on public services and resources.

10. The construction of a ~~second~~ **accessory** dwelling unit shall not be considered when calculating minimum distance requirements for animal uses on the subject lot or on adjacent lots. The ~~second~~ **accessory** dwelling unit shall require a minimum twenty-foot setback for the rear and side yards, **except as noted in Section 16.12.360(F)(8).**

(Ord. 2003-05 § 4 (part), 2003; Ord. 299 § 4 (Exh. A § 3 (part)), 2000; Ord. 250 (part), 1997; Ord. 192 Exh. A (§ 83.10.020), 1994)

(Ord. No. 2009-08, § 3(Exh. A), 10-20-09; Ord. No. 2012-14, § 3(Exh. A), 8-7-12)