

ATTACHMENT 2: PROPOSED REDLINES

Chapter 19.08, Definitions:

~~"Single family use" means the use of a parcel for only one dwelling unit.~~

~~"Single family residence," for purposes of Chapter 19.112, shall mean only detached single family dwelling units that are not detached row-houses, duplexes, townhouses, or condominiums or properties that have a shared ownership interest in common open space or recreational areas.~~

CLARIFICATION

Chapter 19.112:

CHAPTER 19.112: ACCESSORY DWELLING UNITS ~~IN R-1, RHS, A AND A-1 ZONES~~

Section

19.112.010 Purpose

19.112.020 Applicability of Regulations.

19.112.030 Site Development Regulations

19.112.040 Review Process.

STATE LAW REQUIREMENT

SECTION 19.112.010 – NO CHANGE

19.112.020 Applicability of Regulations.

Notwithstanding any provision of this title to the contrary, one accessory dwelling unit:

1. Is permitted on lots in R-1, RHS, A and A-1 zoning districts and, notwithstanding the underlying zoning, an accessory dwelling unit developed pursuant to this chapter does not cause the lot upon which it is located to exceed its maximum the allowable density on the lot, and

2. Is permitted on a single-family lot within a zone for single family use, if the accessory dwelling unit is proposed to be contained entirely within the existing space of a single family residence or an existing accessory structure; and

3. Must comply with the site development regulations and guidelines specified in those zoning districts for dwelling units, including but not limited to, lot coverage, floor area ratio, height, setbacks, landscape etc. the regulations contained in this chapter, Chapter 19.100, Accessory Structures/Buildings, Chapter 19.124, Parking, except as those standards may be modified by this chapter.

STATE LAW REQUIREMENT

19.112.030 Site Development Regulations

Site Development Regulations for Accessory Dwelling Units are as identified in Table 19.112.030.

Table 19.112.030: Site Development Regulations for Accessory Dwelling Units

		Attached to Principal Dwelling Unit	Detached
		<u>New Construction and/or Additions</u>	
		Conversion of portions of space entirely within existing structures to an accessory dwelling unit	<u>Attached to Principal Dwelling Unit</u> New addition to existing accessory dwelling unit and new accessory dwelling unit <u>Detached from Principal Dwelling Unit</u>
A.	Size of living space, exclusive of decks		
	1. Minimum size	150 s.f.	
	2. Maximum size	10% of the net lot area, up to a maximum of 1,000 s.f., or 50 percent of the existing living space of the principal dwelling unit, whichever is more restrictive.	
B.	Second-story accessory dwelling unit	Allowed if the unit: 1. Is a conversion of existing second story portions of the principal dwelling unit; and 2. Complies with applicable landscape requirements to adjoining dwellings consistent with Section 19.28.120	Not allowed
C.	Parking		
	1. Parking for accessory dwelling unit	None	One additional off-street parking space shall be provided, if the principal dwelling unit has less than the minimum off-street parking spaces for the applicable residential zoning district in which it is located, as required in Chapter 19.124 unless the unit meets the following requirements:

		<ul style="list-style-type: none"> a. Is within one-half (1/2) mile of a public transit stop; or b. Located in an architecturally and historically significant historic district; or c. Occupant of the ADU is not allowed/ offered a required on-street parking permit; or d. Located within one block of a car share vehicle pick-up location.
	2. Replacement parking spaces when new accessory dwelling unit converts existing covered, uncovered or enclosed parking spaces required for the principal dwelling unit	<ul style="list-style-type: none"> a. Replacement spaces must be provided for the principal dwelling unit to meet the minimum off-street parking spaces for the applicable residential zoning district in which it is located, as required in Chapter 19.124. b. Replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including but not limited to covered spaces, uncovered spaces, tandem spaces or by use of mechanical automobile parking lifts. c. Any replacement parking spaces provided must comply with the development regulations for the applicable zoning district in which it is located, Chapter 19.124, Parking and Chapter 19.100, Accessory Buildings/Structures.
D.	Direct outside access	<ul style="list-style-type: none"> 1. Independent outdoor access must be provided without going through the principal dwelling unit. 2. Where second-story accessory dwelling units are allowed, entry shall not be provided by an exterior staircase.
E.	Screening from public street	All access to accessory dwelling units shall be screened from a public street.

SECTION 19.112.040 – NO CHANGE