

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				
			New Construction and/or Additions	
		Conversion of space entirely within existing structures	Attached to Principal Dwelling Unit	Detached from Principal Dwelling Unit
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 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		
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:	

Proposed Change

			<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.