

12.200 ZONING ORDINANCE

12.200.206 DEFINITIONS

~~(95) Guest House. A dwelling not to exceed 800 square feet and subject to the setbacks of an accessory building on a single-family dwelling lot. Utilities are not to be metered separately from primary residence. Must meet building codes, including a permanent foundation.~~

(2) Accessory Dwelling Unit, External (EADU) means a single dwelling unit not to exceed 800 square feet of livable space and subject to the setbacks of an accessory building on a lot or parcel. Utilities are not to be metered separately from primary residence. Must meet building codes, including a permanent foundation.

(3) Accessory Dwelling Unit, Internal (IADU). Means a single dwelling unit created:

- (i) within a primary dwelling;
- (ii) within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
- (iii) for the purpose of offering a long-term rental of 30 consecutive days or longer; and
- (v) is prohibited as a rental if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence.

12.300.321 SINGLE FAMILY AND TWO-FAMILY DWELLING STANDARDS

G. The width of each primary dwelling shall be at least twenty feet at the narrowest point of its first story. The width shall be considered the lesser of the two primary dimensions. Exception to this width requirement is for ~~guest houses (accessory dwelling units)~~ an External Accessory Dwelling Unit.

12.1300 RURAL RESIDENTIAL DISTRICT (R-R-5, R-R-2, R-R-1)

12.1300.1302 PERMITTED USES

O. Single-family dwelling with a portion as an ~~rental~~ Internal Accessory Dwelling Unit (IADU).

P. Single-family dwelling with an ~~guest house~~ External Accessory Dwelling Unit (EADU).

12.1400 SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-18)

12.1400.1402 PERMITTED USES

L. Single-family dwelling with a portion as an ~~rental~~ Internal Accessory Dwelling Unit (IADU).

M. Single-family dwelling with an ~~guest house~~ External Accessory Dwelling Unit (EADU).

12.1700 MIXED RESIDENTIAL (MXR-18)

12.1700.1702 PERMITTED USES

L. Single-family dwelling with a portion as an ~~rental~~ Internal Accessory Dwelling Unit (IADU).

M. Single-family dwelling with an ~~guest house~~ External Accessory Dwelling Unit (EADU).

12.1900.1903 CONDITIONS FOR COMMERCIAL ZONES

Items that require conditions:	N-C	C-C	R-C	R/IP
15. Dwelling Unit Only one dwelling unit per commercial building is allowed. ~~The~~ <u>An Internal Accessory ~~d~~Dwelling uUnit may must</u> be a part of the structure of the commercial building and must comply with building code. If the accessory dwelling unit is separate from the commercial building, it is under the same regulations of a “ ~~guest house~~ External Accessory Dwelling Unit” in a residential zone.	C	C	C	C