

DETACHED ACCESSORY DWELLING UNIT (DADU)

Purpose and Intent:

1. The purpose and intent of detached accessory dwelling units (dadu) is to provide additional housing for family members and visiting guests of the owners of single family dwelling units that are located in specified residential zoning districts. The separate sale of such detached accessory dwelling units is prohibited in order to protect the residential character of the neighborhoods in which they are located.
2. A detached accessory dwelling unit is defined as an adjunct living unit, with a sleeping area, a bathroom, and may or may not have kitchen facilities, which is detached from the primary residence on the same lot. The detached accessory dwelling unit may be used for the housing of family members and guests.
3. The owner of the property containing a single-family residence and a detached accessory dwelling unit must reside in the primary residence or the detached accessory dwelling unit, but the dwelling unit not occupied by the owner of the property may only be used for the housing of family members or visiting guests.

General Standards: The following standards will be adhered to for all detached accessory dwelling units:

- a. Only one (1) accessory dwelling unit, attached or detached, may be constructed on any qualifying residentially zoned lot.
- b. The proposed lot for a detached accessory dwelling unit shall contain an already existing single-family dwelling unit and must be a minimum of ten thousand (10,000) square feet in size.
- c. Any accessory dwelling unit on a qualifying residentially zoned lot being added to an existing single-family residence, whether attached or detached, shall not exceed fifty percent (50%) of the gross square footage of the single-family residence (garages not included), and shall in no case be greater than six hundred fifty (650) total square feet. The regulations as adopted in Title 9-14-8 will be adhered to regarding area of coverage.
- d. All detached accessory dwelling units shall be limited to one (1) story and a maximum of seventeen feet (17') in height for pitched roofs, thirteen feet (13') for flat roofs, and in no case shall the roof exceed the height of the existing residence.

e. Detached accessory dwelling units shall be located at least ten feet (10') away from the existing single-family residence, and can be located no closer than five feet (5') to any side or rear property line.

f. One additional on-site parking space shall be provided in addition to the required parking standards for the single-family residential lot. The parking space shall be a minimum of nine feet (9') wide and nineteen feet (19") long. The parking space may be located in tandem if the existing driveway length exceeds thirty five feet (35') in length as measured from the property line.

g. Under no circumstances, shall accessory dwelling units, whether attached or detached, be used for nightly or vacation rental purposes.

h. Construction of all accessory dwelling units shall meet all applicable building codes adopted by the city.

i. Detached accessory dwelling units shall be consistent with the building type, architectural design, and color scheme of the primary residence. The appearance of detached accessory dwelling unit shall be that of the existing, site built single-family dwelling unit.

Required Deed Restriction: As a condition of securing a building permit for construction of a detached accessory dwelling unit being developed on a lot with an existing single-family residence; the property owner shall record against the deed to the subject property, a deed restriction, in a form provided by the city, and will contain the following language:

"A permit for an accessory dwelling was issued to _____, the current owner of this property located at _____. The owner shall strictly adhere to the prohibition of the use of the accessory dwelling as a nightly, short-term or vacation rental."

Proof that such a deed restriction has been recorded shall be provided to the Community Development Director prior to the issuance of the Certificate of Occupancy for the accessory dwelling unit.

Enforcement: