

Accessory Dwelling Unit (ADU)



APPLICATION PROCESS

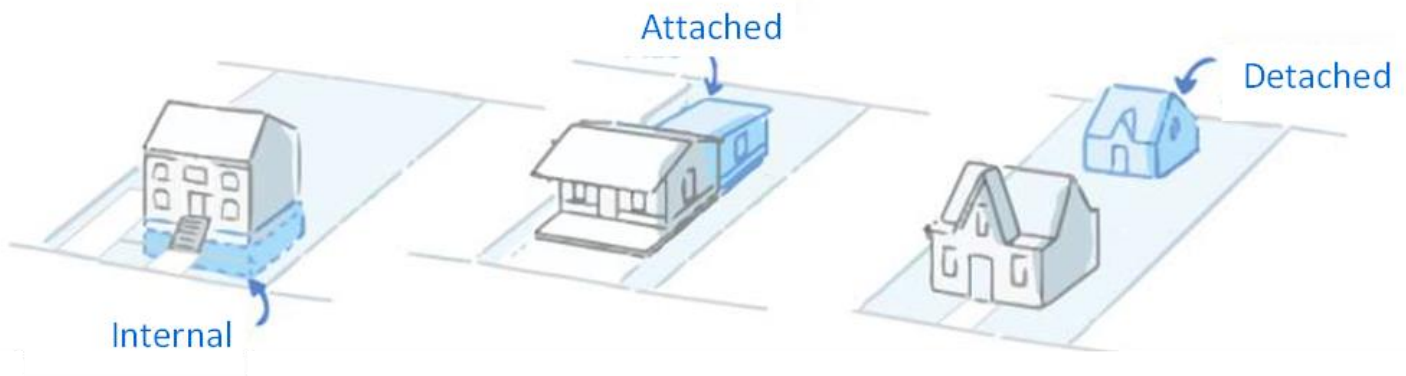
- Submit an ADU application with all supporting construction documentation.
- Application will be reviewed by staff and a permit will be issued.
- Prior to final issuance of the certificate of occupancy, the ADU agreement paperwork must be filed with the County Auditors.

TYPES

Attached: An addition to an existing or new principal dwelling unit that has at least one shared wall. Structures connected by breezeways will be considered detached.

Detached: A stand-alone accessory structure.

Internal: A converted portion of an existing principal dwelling unit into an ADU, often one level of a multi-level structure.



STANDARDS

- One ADU per detached single-family dwelling.
- The property owner must occupy either the principal dwelling unit or the ADU.
- An ADU agreement required shall be filed as a deed restriction with the county auditor.
- To accommodate persons with disabilities, the community development director may allow reasonable deviation when necessary to install features that facilitate accessibility.

DESIGN CRITERIA

All ADUs

- A minimum of 300 square feet of habitable floor area.
- A maximum of two bedrooms.
- The design and size shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- ADUs shall be designed to match the architectural design, style, appearance, and character of the principal dwelling unit (including the facade, roof pitch, siding, windows, and other exterior design elements and finish materials), as feasible.
- One off-street parking space is required for each bedroom.

Detached ADUs

- A maximum building height of 24 feet.
- The height may be exceeded if the ADU is a second story over a detached garage that does not exceed the height of the principal dwelling unit.
- The ADU shall not exceed 1,000 square feet or 60 percent or of the total habitable floor area of the principal dwelling unit - whichever is less.
- A detached ADU shall be located in the rear yard.
- Minimum rear setback is 25'.
- Minimum side yard setback is 7.5'.

Attached ADUs

- The ADU shall not exceed 1,000 square feet or 60 percent or of the total habitable floor area of the principal dwelling unit - whichever is less.
- Only one entrance of the principal dwelling unit may be located facing the front .
- If a separate outside entrance is desired, it must face the rear or side yard.

Internal ADUs

- An internal ADU shall not exceed 37.5 percent of the total habitable floor area of the existing structure or 1,000 square feet - whichever is less.
- The community development director may allow a size increase, if the proposed ADU is completely located on a single floor. (i.e. the basement or the attic)
- A separate outside entrance (if desired) must be located to face the rear or side.

CODE REFERENCE

See [Chapter 17.44.160](#) for full code language