

17.70.090 Accessory dwellings.

Accessory dwelling units in new or existing one family dwellings; shall be allowed as provided in 17.70.020 District Use Chart. Such dwellings C-1 and C-2 Districts shall only be permitted as appurtenant to the permitted use. Accessory dwelling units are subject to the following design and occupancy standards:

- A. The property owner, which shall include title holders and contact purchasers, must occupy either the principal unit or the accessory dwelling as their permanent residence, provided that the administrator may waive this requirement for temporary absences of less than one year; and,
- B. The accessory dwelling shall contain not less than one hundred ninety square feet and not more than 50% of the square footage of primary dwelling, excluding any related garage area; provided, if the accessory dwelling is completely located on a single floor, the administrator may allow increased size in order to efficiently use all floor area, so long as all other standards set forth in this section are met; and,
- C. Accessory dwellings shall not be permitted in structures detached from the primary residence, including but not limited to guest cottages, detached garages or workshops; and,
- D. Any number of related persons may occupy each unit in a one family residence with an accessory dwelling provided that if unrelated persons occupy either unit, the total number of persons occupying both units together may not exceed ten; and,
- E. One off-street parking space shall be required for the accessory dwelling, in addition to the off-street parking required for the main building; and,
- F. Any additions to an existing building for the purpose of installing an accessory dwelling shall not exceed the allowable lot coverage or encroach into the existing setbacks; and,
- G. A form as specified by the administrator shall be filed by the applicant as a deed restriction with the county auditor to indicate the presence of the accessory dwelling, the requirement of owner occupancy, and other standards for maintaining the unit as described in this section.

In order to encourage the development of housing units for people with disabilities, the administrator may allow reasonable deviation from the stated requirements to install features that facilitate accessibility. Such facilities shall be in conformance with the State Building Code as adopted by the city.

That portion of a one family dwelling or other structure which meets the definition of an accessory dwelling which was in existence prior to the effective date of this title may continue in existence provided the following requirements are met:

1. The accessory dwelling complies with the minimum requirements of the State Building Code as adopted by the city related to efficiency dwellings.
2. The accessory dwelling complies with subsections (A) and (G) of this section.