

## Proposed changes to Accessory Dwelling Unit

### (b) Accessory Dwelling Unit (ADU)

- (1) A property must comply with the following to be eligible for an ADU:
  - A. The principal dwelling onsite must be owner occupied for as long as the ADU exists; and,
  - B. The ADU must be occupied by a family member of the principal dwelling.
- (2) An ADU shall be no larger than the footprint of the principal dwelling on the lot or 1,000 square feet, whichever is less.
- (3) A minimum of one off-street parking space must be provided. ADU off-street parking shall be in addition to the parking requirements of the principal structure.
- (4) No more than one ADU shall be located on a lot.
- (5) An ADU can be either attached or detached from the principal dwelling on the lot. Attached ADUs shall be located to the side or rear of the principal dwelling. Detached ADUs shall be located behind the principal dwelling. All other setbacks of the principal dwelling shall apply to the ADU.
- (6) An ADU shall be architecturally consistent with the principal dwelling. Architecturally consistent is defined as having similar:
  - A. Shape and style of exterior doors and windows;
  - B. Building materials and paint color; and,
  - C. Roof style and pitch.

Add the following terms to the glossary:

**Family** means one or more persons occupying an accessory dwelling unit that are related by blood, marriage, or adoption to the owner of the premises.

**Owner** means any person, corporation, limited liability company, business trust, or partnership who, alone or jointly or severally with others, shall have the legal or equitable title to a property, and shall include executors, administrators, trustees or guardians of the estate of any individual owner, and any purchaser or assignee under a certificate of sale pursuant to a mortgage foreclosure. Any individual owner, regardless of whether he or she shares ownership responsibility with any other person, any general partner of a partnership, and any officer of a corporation or unincorporated association, shall have direct and personal responsibility and liability for compliance with the provisions of this chapter.