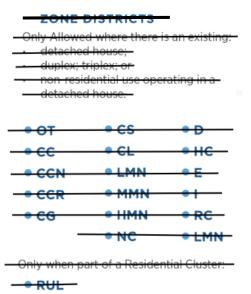
Section 10. ARTICLE 3 BUILDING TYPES, DIVISION 3.1 RESIDENTIAL BUILDING TYPES, Section 3.1.9 BUILDING TYPE: Accessory Dwelling Unit (ADU), DESCRIPTION, ZONE DISTRICTS, Detached ADU FLOOR AREA, and ADU FLOOR AREA is hereby amended as follows:

DESCRIPTION

- Full living amenities
- Accessory to a Duplex or Detached House
- Provides complete independent living facilities including
 - living,
 - sleeping,
 - eating,
 - cooking, and
 - sanitation.
- Per zone district Standards may be accessory to a Detached House, Mobile Home, Duplex, or triplex, located on the same lot.
- New construction or built within an existing detached accessory building
- Min & Max. square footage
- Subordinate to and complements the primary dwelling (architecture, building materials)
- ADUs may came come in one of two varieties:
 - o Detached
 - Attached





CHANGES ADOPTED ON FIRST READING TO SECTION 10 OF ORDINANCE NO, 009, 2025

Detached ADU FLOOR AREA			
Detached ADU with or without non-	New construction	Primary Building ≤ 1,335<mark>1,667</mark> ft²	600<mark>750</mark> ft² max.*
habitable space (Rear Lot)		Primary Building ≥ 1,335<mark>1,667</mark> ft²	1,000 ft ² max./ or 45% of primary dwelling unit. (whichever is less) <u>*</u>
	Existing accessory structure**		800 ft ² max.** <u>*</u>

*Max. floor Area includes garage, shed or other accessory space. **Legal structure upon the adoption of the LUC. ***Does not include non-habitable space.

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