

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

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 ~~come~~ come in one of two varieties:
 - Detached
 - Attached

~~**ZONE DISTRICTS**~~

~~Only Allowed where there is an existing:
- detached house;
- duplex; triplex; or
- non-residential use operating in a
- detached house.~~

- ~~OT~~ • ~~CS~~ • ~~D~~
- ~~CC~~ • ~~CL~~ • ~~HC~~
- ~~CCN~~ • ~~LMN~~ • ~~E~~
- ~~CCR~~ • ~~MMN~~ • ~~I~~
- ~~CG~~ • ~~IIMN~~ • ~~RC~~
- ~~NC~~ • ~~LMN~~

~~Only when part of a Residential Cluster:~~

- ~~RUL~~
- ~~RF~~

ZONE DISTRICTS

All zone districts where single unit dwelling is permitted or exists.

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Detached ADU FLOOR AREA			
Detached ADU with or without non-habitable space (Rear Lot)	New construction	Primary Building $\leq 1,335,167$ ft ²	600750 ft ² max.*
		Primary Building $\geq 1,335,167$ ft ²	1,000 ft ² max./ or 45% of primary dwelling unit. (whichever is less)*
	Existing accessory structure**		800 ft ² max.**

*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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