

ADU (Tiny Homes)

17.70.030 Criteria for approval.

The following criteria must be established prior to building permit issuance:

A. *Size.* The maximum size for accessory living quarters shall be no more than one thousand square feet with no more than three bedrooms.

B. *Parking.* One on-site parking space shall be provided in addition to the underlying parking requirement. The parking space may be provided in tandem if the existing driveway length exceeds thirty-five feet as measured from the property line.

C. *Accessory Dwellings Per Lot.* No more than one accessory dwelling may be located on a lot.

D. *Property to Remain Undivided.* Properties with accessory dwelling permits shall remain recorded as one lot.

E. *Subdivision of Property.* The accessory dwelling shall not be sold separately unless the accessory dwelling occupies an area of adequate size to meet the lot area and all other requirements of the zone.

F. *Deed Restriction.* A deed restriction must be filed with the county recorder which states:

“A permit for an accessory dwelling was issued to _____, the current owner of this property on _____. The owner shall strictly adhere to the prohibition of the use of the accessory dwelling as nightly or short-term rental.”

G. *Nightly Rentals.* Accessory dwellings are intended for long-term rental of six consecutive months or more, to the same individual, and may not be used for nightly rentals. (Ord. 18-20 (part), 2018; Ord. 18-01 (part), 2018; Ord. 12-05 (part), 2012. Formerly 17.69.030)

17.70.040 Enforcement--Revocation of permit.

The Zoning Administrator may revoke the accessory dwelling permit for noncompliance with the criteria of this chapter. The permittee may appeal the determination to the appeal authority, which will evaluate the Zoning Administrator’s determination of noncompliance and decide if the permit revocation should occur. (Ord. 18-20 (part), 2018; Ord. 18-01 (part), 2018; Ord. 12-05 (part), 2012. Formerly 17.69.040)

1The ADU shall be permitted as an accessory dwelling unit added to, created within, or detached from the original dwelling. The ADU shall be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings.

Editor’s note: Ord. No. 10-13, adopted September 14, 2010, repealed Chapter 17.70, 17.70.010-17.70.090, which pertained to bed and breakfast facilities and derived from Ord. No. 90-06; Ord. No. 95-01; Ord. No. 99-12; Ord. No. 00-02, 2000 and Ord. No. 06-13, 2006. Ord. No. 18-20, adopted November 13, 2018, renumbered Chapter 17.69 as Chapter 17.70.