

ATTACHMENT B

EXISTING SECOND DWELLING UNIT ORDINANCE SECTION 17.50.275 OF THE ZONING CODE

- A. Applicability.** The following standards apply to the construction of second dwelling units
- B. Location and operational standards.**
- 1 A second dwelling unit may be constructed on any legal parcel of 15,000 square feet or more in any RS zoning district
 - 2 Second dwelling units are prohibited on properties located within the Hillside and Landmark Overlay Districts
 - 3 Second dwelling units shall only be built when there is an existing single-family residence (e.g., primary residence) on the site. If a site is vacant, a second dwelling unit may be constructed at the same time as the primary residence
 - 4 There shall be a minimum distance of 500 feet between properties with second dwelling units constructed under these provisions. This distance shall be measured from the nearest property line of the parcel on which the second dwelling unit is proposed to the nearest property line of the parcel containing a second dwelling unit.
 - 5 The property owner shall occupy one of the two units on the site as a primary residence. If thereafter the owner occupies neither unit, the second dwelling unit shall automatically become a nonhabitable space, shall not be used as a dwelling, and shall not be rented
 - 6 A second dwelling unit is only allowed on a lot that is connected to a public sewer system
 - 7 Existing single-family structures shall not be demolished to allow the construction of a second dwelling unit
 - 8 Trailers or prefabricated housing shall not be allowed to be used as a second dwelling unit
 - 9 No more than 20 new second dwelling units shall be allowed per calendar year within the City boundaries, with no more than 200 allowed within a ten-year period
 - 10 Some flexibility from the standards of this ordinance is allowed for the relocation of a historic resource onto the front of a property with an existing single-family residence. Flexibility could include using the rear house as a second dwelling unit even though it may exceed the maximum size for a second dwelling unit. Waivers from these standards to accommodate the relocation of a historic resource shall be subject to the review and approval of the Director

C. Development standards.

- 1 Except as identified in this Subsection, second dwelling units shall comply with all of the development standards (e.g., encroachment plane, floor area, height, lot coverage, setbacks, etc.) that apply to the primary residence
- 2 A second dwelling unit shall not be more than 800 square feet in gross floor area
- 3 A second dwelling unit shall be limited to a height of one story, not to exceed 12 feet to the top plate and 17 feet to the highest ridge line, and shall not exceed the height of the primary residence
- 4 A second dwelling unit shall be located behind the rear building line of the primary residence, and be clearly subordinate by location and size
- 5 A minimum building separation of six feet shall be maintained (eave to eave) between the primary residence and a detached second dwelling unit. A minimum building separation of 10 feet shall be maintained (eave to eave) from the entrance of a second dwelling unit if it is facing the wall of another structure on the property
- 6 No entry to a second dwelling unit shall be visible from the public right-of-way

D. Parking and circulation standards.

- 1 The primary residence shall provide the required two covered parking spaces on site before allowing a second dwelling unit on the subject property. An additional two covered parking spaces shall be provided on-site for the second dwelling unit
- 2 No overnight parking permits shall be issued for a property with a second dwelling unit approved under these provisions
- 3 A second dwelling unit shall share the driveway with the existing primary residence on the site. A second driveway shall only be allowed from an alley, if there is an alley that serves the subject site