

Ordinance 39-19

Accessory Dwelling Units

Amendments 1-5, Rodriguez, Savidge, Gay Rules Recommended 7-14-20

Amendment 1:

On page 2, in line 45 strike language from “IN” down through line 4 on page 3 and substitute “IN ANY DISTRICT, A STRUCTURE EXISTING AND BEING USED FOR AN ACCESSORY USE PURPOSE AS OF [EFFECTIVE DATE] MAY BE CONVERTED TO AN ACCESSORY DWELLING UNIT, PROVIDED THE REQUIREMENTS OF SECTION 21.64.010 RELATED TO STANDARDS FOR USES SUBJECT TO STANDARDS AND SECTION 21.66.130, TABLE OF OFF-STREET PARKING REQUIREMENTS, ARE MET. IF THE REQUIREMENTS OF CHAPTER 21.50, BULK REGULATIONS ARE MET, ACCESSORY DWELLING UNITS ARE A PERMITTED USE. IF THE REQUIREMENTS OF CHAPTER 21.50 ARE NOT MET, ACCESSORY DWELLING UNITS ARE PERMITTED ONLY AS A SPECIAL EXCEPTION USE IF OTHERWISE COMPLIANT WITH THE PROVISIONS OF CHAPTER 21.26, SPECIAL EXCEPTIONS.”

Amendment 2:

On page 72, in strike lines 13 down through 14 and substitute “AN ATTACHED ACCESSORY DWELLING UNIT MAY NOT EXCEED 625 SQUARE FEET. A DETACHED ACCESSORY DWELLING UNIT SHALL NOT BE MORE THAN HALF THE SIZE OF THE PRINCIPAL STRUCTURE ON THE LOT OR 625 SQUARE FEET, WHICHEVER IS LESS.”

Amendment 3:

On page 72, after line 20 insert “F. A SHORT-TERM RENTAL OPERATING LICENSE PURSUANT TO CHAPTER 17.44 MAY NOT BE ISSUED FOR THE ACCESSORY DWELLING UNIT OR THE PRINCIPAL STRUCTURE.” and reletter any subparagraphs if necessary.

Amendment 4:

On page 72 after line 20 insert “G. NO NET NEW LOT COVERAGE SHALL BE ADDED TO A LOT FOR THE CREATION OF AN ACCESSORY DWELLING UNIT.” and reletter any subparagraphs if necessary.

Amendment 5:

On page 72, after line 20 insert “H. THE PLANNING AND ZONING DIRECTOR SHALL PRESENT TO THE CITY COUNCIL ANNUAL REPORTS ON THE NUMBER OF ACCESSORY DWELLING UNITS IN THE CITY.” and reletter any subparagraphs if necessary.