

O-15-25

Accessory Dwelling Unit Requirements

AMENDMENT 1 – ALD. SCHANDELMEIER

Amendment Summary

Amendment 1:

1. Increases the maximum size of an Accessory Dwelling Unit (ADU) from 850 square fee of "livable space" to 1,200 square feet of "floor area.";
 2. Permits ADUs to connect to the water and sewer lines of the main house; and
 3. Allows ADUs to be exempted from requirements for a separate water meter and impact fees as long as they're not used for a short-term rental.
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MOTION:

- 1) On page 3, in line 13, strike "850" and insert "1,200".
- 2) On page 3, in line 13, strike "livable space" and insert "floor area".
- 3) On page 3, in line 20, insert a new paragraph "H." followed by the following:
H. Public Services and Utilities.
 1. **Utility Connections.** Notwithstanding requirements elsewhere in this Code, Accessory Dwelling Units are not required to have separate utility connections from the main dwelling unit, unless the main unit's utilities do not meet the recommended standard capacity for the size of the Accessory Dwelling Unit.
 2. **Water Meter and Impact Fee Exemption.** Accessory Dwelling Units may be exempt from the requirement in § 16.08.055 for a separate water meter and the impact fees required in § 17.05.060, provided that the accessory dwelling unit is not used as a short-term rental.

Explanation: ~~Strikethrough~~ indicates matter stricken from existing law.
 Underlining indicates a change to the City Code.
 Underlining & black - copyediting or reformatting of existing Code section
 Underlining & red - new matter added to the code.
 Underlining & blue - amendment

4) Insert Section 16.08.055 and:

- a) After "A." insert bolded paragraph title, "**Required.**"
- b) After "B." insert "**Remote Water Meter Readings.**"
- c) After "C." insert "**Maintenance Limits.**"

d) Create a new paragraph "D." followed by:

"Accessory Dwelling Units. Accessory Dwelling Units are not required to have a separate water meter under certain conditions as specified in § 21.64.010(H)."

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As it would look in the ordinance:

Section 21.64.010 Accessory dwellings.

- A. A maximum of one accessory dwelling unit may be established on any one lot.
- B. An accessory dwelling unit may be established within a principal structure or within an accessory structure.
- C. Each accessory dwelling unit shall have its own separate ingress and egress.
- D. The addition of an impervious surface shall not be allowed on any lot containing an accessory dwelling unit, unless:
 - 1. The Department has determined that the proposed surface will be treated or managed; or
 - 2. The equivalent coverage of impervious surface will be removed elsewhere on the property.
- E. The maximum size of any accessory dwelling unit that is not established within the existing footprint of the principal structure is ~~eight hundred fifty~~8501,200 square feet of ~~livable space~~floor area.
- F. A rental license for any accessory dwelling unit is required in accordance with Chapter 17.44.
- G. An accessory dwelling unit and principal structure on any one lot shall be in common ownership ~~and the owner shall reside in either the accessory dwelling unit or the principal structure.~~

H. Public Services and Utilities.

- 1. **Utility Connections.** Notwithstanding requirements elsewhere in this Code, Accessory Dwelling Units are not required to have separate utility connections from the main dwelling unit, unless the main unit's utilities do not meet the recommended standard capacity for the size of the Accessory Dwelling Unit.
- 2. **Water Meter and Impact Fee Exemption.** Accessory Dwelling Units may be exempt from the requirement in § 16.08.055 for a separate water meter and the impact fees required in § 17.05.060, provided that the accessory dwelling unit is not used as a short-term rental.

Added to the ordinance:

Section 16.08.055 Dwelling units—Individual water meters.

- A. **Required.** Every dwelling unit newly constructed pursuant to building permits issued after June 30, 1988 shall be provided with an individual water meter. For purposes of this section, the Director of Public Works or his or her designee shall determine the number

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of dwelling units in a multiple unit, institutional, multiple residential, elder-care, health-care, child-care, hotel or similar structure, including rentals.

- B. **Remote Water Meter Readings.** As a condition of granting a building permit, the Director of Public Works or his or her designee may require, from time to time, that "remote reading water meters" (manufacturer and model number to be specified for standardization) be provided on multifamily residential/mixed residential commercial structures. The cost of these meters is to be borne by the permittee.
- C. **Maintenance Limits.** The limit of City maintenance of the water-house connection shall be either the right-of-way line or the water meters, whichever is closer to the City's water main, unless otherwise specified by the Director of Public Works or his or her designee at the time of issuance of the building permit, grading permit, or both.
- D. **Accessory Dwelling Units.** Accessory Dwelling Units are not required to have a separate water meter under certain conditions as specified in § 21.64.010(H).

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