

[Municipal Code Title 16 DEVELOPMENT CODE](#)[Division 3. Site Planning and General Development Regulations](#)[Chapter 16.80 STANDARDS FOR SPECIFIC LAND USES](#)

16.80.310 Secondary dwelling units.

This section provides standards for the establishment of secondary residential units.

- A. **Site Plan Review Required.** Secondary dwelling units shall be subject to site plan review (Chapter [16.152](#)). The applicant shall be the owner and reside on the property.
- B. **Number of Secondary Units Allowed.** Only one (1) secondary dwelling unit shall be allowed on a single-family parcel.
- C. **Site Requirements.** A parcel proposed for a secondary dwelling unit shall comply with all the following requirements:
1. The secondary dwelling unit may be located on any residentially-zoned parcel containing the minimum allowable parcel size and lot frontage and shall be in compliance with the height, setback, and lot coverage for the zoning district in which it is located. Except as otherwise provided in this section, secondary dwelling units shall comply with the requirements for the main structure;
 2. There is only one (1) existing owner-occupied single-family detached main dwelling unit on the parcel; and
 3. Only one (1) curb cut shall be permitted per parcel and no additional driveways or access points shall be created to accommodate the secondary or main dwelling unit.
- D. **Location of Secondary Unit.** A secondary dwelling unit may be within, attached to, or detached from the existing main dwelling unit. If detached, the secondary unit shall be separated from the main dwelling unit a minimum of 10 feet and shall comply with all setback requirements for the primary structure.
- E. **Design Standards.** A secondary dwelling unit shall:
1. Have a floor area not exceeding 30 percent of the living area of the main dwelling for an attached unit, or 1,200 square feet of floor area for a detached unit;
 2. Be architecturally compatible with the main dwelling unit and subject to design review by the Director; and
 3. Contain separate kitchen and bathroom facilities and have a separate entrance from the main dwelling.
- F. **Parking.** The secondary dwelling unit shall be provided one (1) covered off-street parking space in a carport or garage, in addition to that required for the main dwelling unit, in compliance with Chapter [16.64](#) (Off-Street Parking and Loading Standards).
- G. **Rental of Unit.** A secondary dwelling unit may be rented, although rental is not required. The secondary dwelling unit shall not be sold separately from the main dwelling unit. (Ord. 001-08 C.S. § 23; Ord. 023-07 C.S. §§ 94, 95, prior code § 16-365.290)

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