

(12) Second Dwelling Unit / "Granny" Housing / Guest Housing Development Standards

An additional dwelling unit may be sited on a residential parcel, subject to an application. Upon receipt of a complete application for a second unit, the Director shall process the application if the second unit meets the following criteria:

- (A) No more than one additional dwelling unit shall be permitted on any single-family parcel.
- (B) An additional dwelling unit may be permitted only on a residential parcel on which there is already built one owner occupied single-family detached dwelling unit (main unit), and the additional unit may be within, attached or detached to/from the existing main dwelling unit.
- (C) An additional dwelling unit may not be permitted on a single-family parcel already having two or more dwelling units.
- (D) The parcel upon which the additional dwelling unit is to be established shall conform to all standards of the zoning district in which it is located.
- (E) The minimum size of the parcel upon which the additional dwelling unit may be built shall be 9,000 square feet. The parcel shall have a minimum width of 80 feet and a minimum depth of 100 feet, and a minimum buildable pad size of 7,200 square feet.
- (F) An additional dwelling unit shall be located only within the rear half of the parcel, and shall not exceed 20 feet or one story in height.
- (G) The additional dwelling unit shall not exceed 640 square feet in area, or 30% of the living area of the main dwelling, whichever is less.
- (H) The additional dwelling unit shall be architecturally compatible with the design of main dwelling unit and the surrounding neighborhood in terms of landscaping, scale, height, length, width, bulk lot coverage, and exterior treatment.
- (I) The additional dwelling unit shall be provided with one parking space per unit or per bedroom, whichever is greater.
- (J) Prior to the issuance of a building permit for the additional dwelling unit, a covenant of restriction to run with the land shall be recorded which specifies that the use of the additional unit as an independent dwelling may continue only as long as the property is owner-occupied. The additional dwelling unit may not be sold independently of the main dwelling and parent parcel.
- (K) The applicant for the required permit shall be the owner of the subject property as well as the resident of the main dwelling unit.

- (L) This section shall not validate any existing illegal "additional" dwelling unit. An application for a permit may be made pursuant to the provisions this section to convert an illegal "additional" unit to a conforming legal "additional" unit, and the standards and requirements for the conversion shall be the same as for a newly proposed "additional" dwelling unit.