



1. An Accessory Dwelling Unit is located on the same lot as a single household dwelling unit, either within the same building as the single household dwelling or in a detached building such as a guest house or attached to a garage. It shall not be attached to a duplex or other multi-family structure.
2. An Accessory Dwelling Unit may also be attached to or part of a non-residential structure or land use, such as a caretaker unit, parsonage, live-work unit, or loft apartment. Multiple apartments above or behind commercial space in mixed-use buildings are not considered Accessory Dwellings.
3. Accessory Dwelling Units (ADUs) are permitted with restrictions throughout the city in the R1, TAG, and RR Zones. ~~New subdivisions in R1 Zones may also be allowed Accessory Dwelling Units if requested at the time of plat development and approval.~~
4. There is no minimum lot size requirement for receiving a permit for an ADU or maximum lot coverage requirements other than the required setbacks for the zone.

#### 9-3-12-15.5 SIZE AND HEIGHT

1. Accessory Dwelling Units (ADUs) associated with a single household dwelling shall be smaller than and clearly subordinate to the primary dwelling unit, and no larger than one thousand square feet (1,000 ft.) in size. If the ADU will occupy one level of the home (e.g. basement), it is not feasible to use the remaining area on that level as part of the primary dwelling, and it meets all other requirements of this chapter, it may be authorized by the director or his designee to occupy the entire level, regardless of size.
2. An Accessory Dwelling Unit associated with a non-residential structure or land use shall not be limited in size but must be smaller than and subordinate to the primary land use.
3. The height of the Accessory Unit shall not exceed the height of the main structure on site, or as permitted by the underlying zoning district, whichever is less.

#### 9-3-12-15.6 PARKING AND ACCESS

1. For Accessory Units associated with a single household dwelling, one (1) additional off-street parking space shall be required in addition to the spaces required for the primary dwelling. Garages and carports may be included in the required amount of off-street parking. Residential driveway parking spaces shall be at least ten feet (10') wide and twenty feet (20') deep from back of sidewalk **and may not cover more than 60% of the required front yard setback. No more than one (1) parking stall for an ADU will be allowed in the required Front Yard setback.**
2. For Accessory Units associated with a non-residential structure or land use, parking may be shared with the primary land use, but at least one (1) parking space shall be dedicated for each bedroom if the dwelling is greater than one thousand square feet (1,000 ft.) in size.
3. A waiver to the parking requirements may be granted by the director subject to documentation that unusual circumstances of the occupancy will result in a reduced need for parking on the premises and will not negatively impact the neighborhood. The waiver and the circumstances allowing for the waiver will be documented in the Deed Restriction required above.
4. A walkway shall be provided from the Accessory Unit to the street and shall be a minimum of three feet (3') wide and shall be finished with a hard all-weather surface.

### 9-3-12-15.7 DESIGN COMPATIBILITY

1. In order to maintain an exterior consistent with the primary dwelling and the character of the neighborhood, or the associated non-residential structure or land use, any additions or modifications to create an Accessory Dwelling Unit shall incorporate materials, colors, and design motifs that are compatible with and complement the primary dwelling or land use, including siding, roofing materials, exterior colors, window trim, and roof style. If it is not feasible for the Accessory Dwelling to meet these requirements, an alternative design may be approved through a design review process.
2. For Accessory Dwelling Units attached to a house, only one entrance to the structure may be located on the front building elevation of the house unless multiple entrances are already in existence.
3. The Accessory Dwelling shall not be created in or from a production building, vehicle, or temporary structure. Conversion of a garage is not permitted unless the required parking can be sited legally elsewhere on the property.

### 9-3-12-15.8 PERMIT PROCEDURES

Any person applying for an Accessory Dwelling Unit (ADU) shall make application to the City Building Department and obtain an approved Site Plan as well as approval of the ADU building proposal according to city building and land use permitting process. This will require application approval by the city planning and building departments, as well as the local fire district.

All Accessory Dwelling Units will be charged applicable individual water and sewer connection fees and rates for the additional unit.