

Necessary components:

1. One per residential lot
2. Existing single-family residential properties only
3. Principal and/or ADU must be owner occupied
4. Compliant with all other city, local, regional, state, and federal regulations
5. Building code standards and permits
 - a. Utilities, stairways, equipment, etc.
6. Match primary residence (siding, material, roof pitch, trim, windows, projecting eave, etc.)
7. Size Range: 800 sf – Attached and Detached
 - a. Conversion of portion of detached garage is allowed (800 sf max)
8. Cannot create a new tax parcel or be sold separately from the primary residence
9. Cannot be utilized for HOP
10. Counts towards accessory structure size and lot coverage requirements
11. Must meet setbacks for dwellings
12. Minimum lot size: ask Planning Commission
13. Must share utilities with the home
14. Cannot exceed 22 feet in height (detached only), or height of the principal structure, whichever is less
15. Same address required
16. Foundation and CO required
17. Above garage or detached structure allowed
18. Driveways based on existing requirements
19. Land Use
 - a. CUP for converting a lawful, nonconforming garage – Planning Commission input
 - i. Extra landscaping/screening?
 - ii. Exterior finish updates