

## **Exhibit A: Accessory Dwelling Unit Standards**

### **EXPLANATORY NOTE:**

~~RED STRIKETHROUGHS INDICATE MATERIAL DELETED FROM EXISTING LAW;~~

BLUE UNDERLINES INDICATE MATERIAL ADDED TO EXISTING LAW;

ASTERISKS \* \* \* INDICATE MATERIAL UNCHANGED BY THIS ORDINANCE.

### **Sec. 21-5400. Accessory Uses and Accessory Structures Table.**

The Accessory Uses and Accessory Structures Table (table V-3 below) establishes the districts in which a particular use or structure may be allowed as accessory to the principal use or structure. An "R" indicates the accessory use or structure is allowed in the district as a use-by-right. A "P" means the accessory use or structure is allowed as a use-by-permit. Finally, a blank cell means that the accessory use or structure is prohibited in that district.

Table V-3. Accessory Uses and Accessory Structures Table

[illegible]

|                 |                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------|-----------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
|                 | Accessory Structures                                                                                            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|                 | Flagpoles                                                                                                       | R | R | R | R | R | R | R | R | R | R | R | R | R | R |
| Recreational    | Swimming Pools (Above and Below Ground), Pool Houses, Pool Equipment Rooms, Hot Tubs, and Hot Tub Houses        | R | R | R | R | R | R | R | R | R | R | R | R | R | R |
|                 | Hard Surfaced Outdoor Recreation Courts                                                                         | R | R | R | R | R | R | R | R | R | R | R | R | R | R |
|                 | Picnic Shelters                                                                                                 | R | R | R | R | R | R | R | R | R | R | R | R | R | R |
|                 | Public or Private Recreation Structures, Including Restrooms, Picnic Shelters, Band Shells, Amphitheatres, Etc. |   |   | R | R |   | R | P | P | P | P |   |   |   | R |
| AG and Animal   | Greenhouses                                                                                                     | R | R | P | P | P | P | R | R | R | R | R | R | R | R |
|                 | Barns and Corrals                                                                                               |   |   |   |   |   |   |   |   |   |   |   |   | R | P |
|                 | Horses and Livestock                                                                                            |   |   |   |   |   |   |   |   |   |   |   |   | R | P |
|                 | Dog Run                                                                                                         | R | R | R | R | R | R | R | R | R | R | R | R | R | R |
| Living Quarters | Night Watchman's Quarters                                                                                       |   |   |   |   |   |   |   |   | P | P | P | P | P | P |

|               |                                                                                                     |                   |                   |   |   |   |   |   |   |   |   |   |   |                   |   |
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|               | Night Watchman's Quarters, Religious Institutions                                                   | R                 | R                 | R | R | R | R | R | R | R | R |   |   |                   |   |
| Miscellaneous | Guard House                                                                                         |                   |                   |   |   |   |   |   |   |   | R | R | R |                   | R |
|               | Single-Bay Car Wash Accessory to a Primary Use                                                      |                   |                   |   |   |   |   |   | R | R | R | R | R |                   | R |
|               | Satellite Dishes                                                                                    | R                 | R                 | R | R | R | R | R | R | R | R | R | R | R                 | R |
|               | Short-Term Rentals as an Accessory Use to single-family attached and detached Residential Dwellings | R                 | R                 | R |   |   |   |   |   |   |   |   |   | R                 |   |
|               | <a href="#">Accessory Dwelling Units</a>                                                            | <a href="#">R</a> | <a href="#">R</a> |   |   |   |   |   |   |   |   |   |   | <a href="#">R</a> |   |

## Sec. 21-5420. Standards.

- (1) \* \* \*
- (2) \* \* \*
- (3) \* \* \*
- (4) *Unity of Ownership.* [Except for Accessory Dwelling Units](#), there shall be unity of ownership and unity of user between the principal use and accessory use.
- (5) \* \* \*
- (6) \* \* \*
- (7) *Accessory Living Space Restricted.* Except as expressly allowed [in section 21-5450](#), no accessory structure shall be used to provide any type of living area normally associated with a dwelling unit, including without limitation, spaces devoted to sleeping, permanent dining or cooking areas, and greater than a half bathroom.
- (8) \* \* \*
- (9) \* \* \*
- (10) \* \* \*

## Sec. 21-5440. Number of Accessory Structures.

Except when a PUD Zone Document specifically regulates the number of accessory structures permitted within the PUD, the number of accessory structures shall comply with the provisions of this section unless a variance is granted by the board of adjustment. Trash enclosures, flagpoles, satellite dishes, clotheslines, and driveways shall not count toward the maximum number of accessory structures permitted by this section. Except as specifically provided otherwise below, all other detached accessory structures listed in table V-6 shall count towards the maximum number of accessory structures permitted by this section.

- (1) *Principal Single-Family Detached or Single-Family Attached (Duplex) Use.* No more than three accessory structures shall be permitted on a single lot. [Accessory Dwelling Units shall not count towards this maximum.](#)
- (2) \* \* \*
- (3) \* \* \*
- (4) \* \* \*
- (5) \* \* \*
- (6) \* \* \*
- (7) \* \* \*

**Sec. 21-5450. Bulk Standards for Accessory Structures and Uses Table.**

All accessory structures and uses shall be subject to the specific regulations set forth in the Bulk Standards for Accessory Structures and Uses table (table V-4). Such specific regulations shall be in addition to the regulations that apply to principal uses and structures in each district. In cases of any conflict between the standards of table V-4 and other requirements of this land development code, the standards contained in table V-4 shall control.

Table V-4. Summary Table of Bulk Standards and Additional Regulations for Accessory Structures

| Structure               | Locational Regulations                                                                                                                                                                                                                                                                                                                                                                                                               | Size, Height Restrictions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Additional Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Detached Garages</b> | <p><b>Residential Districts:</b></p> <ul style="list-style-type: none"> <li>• Front and side on street setback—can be no farther forward than the front facade (or side façade if side on street), but in no case closer than 20 feet from the right-of-way.</li> <li>• 5-foot side setback</li> <li>• 5-foot rear setback</li> </ul> <p><b>All Other Zone Districts:</b><br/>Required principal structure setbacks shall apply.</p> | <p><b>Residential Districts</b></p> <ul style="list-style-type: none"> <li>• If the first floor area of the home is less than 864 square feet, then in no case can the garage exceed 864 square feet</li> <li>• If the first floor area of the home is greater than 864 square feet, the maximum garage size may exceed 864 square feet, up to 15 percent of the lot area, but in no case can the garage square footage exceed the first floor area of the home.</li> <li>• 15-foot maximum height</li> </ul> <p><b>All Other Zone Districts:</b> No size limitation.</p> | <p>Allowed only for storage of vehicles used in conjunction with the principal use. Any garage serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material; or other materials approved by the city engineer.</p> <p>The color, style and type of materials used in the construction of the exterior portion of the garage must match those of the principal structure. The use of prefabricated metal structures or pole barns, or the use of corrugated metal, fiberglass, or similar panels is not allowed. For a garage to match the principal structure, the following criteria shall apply:</p> <ul style="list-style-type: none"> <li>• The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to</li> </ul> |
| <b>Attached Garages</b> | <p><b>Residential Districts:</b></p> <ul style="list-style-type: none"> <li>• Front and side on street setback—can be no farther forward than the front façade (or side facade if side on street), but in no case closer than 20 feet from the right-of-way.</li> <li>• 5-foot side setback</li> <li>• 5-foot rear setback</li> </ul> <p><b>All Other Zone Districts:</b><br/>Required principal structure setbacks shall apply.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|  |  |  | <p>the principal structure. If the principal structure has a flat roof, the garage may be allowed to have a pitched roof if city staff determines that it is aesthetically harmonious with the principal structure.</p> <ul style="list-style-type: none"> <li>• <b>Attached Garage:</b> All sides shall be a color and material that is the same or similar to the principal structure. Where the principal structure is all or partially of brick, stone, or stucco those exterior portions of the attached garage facing a public right-of-way shall be covered with brick, stone, or stucco in no less than the same proportion as the principal structure and shall wrap the brick, stone, or stucco a minimum of 3 feet on side elevations.</li> </ul> |
|  |  |  | <ul style="list-style-type: none"> <li>• <b>Detached Garage:</b> All sides shall be a color and material that is the same or similar to the principal structure. Where the principal structure is all or</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|                          |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                              | <p>partially of brick, stone, or stucco those exterior portions of the detached garage (regardless of front, side, or rear) that face a public right-of-way and are not obstructed from view by items such as the primary structure, accessory structures, or fencing shall be covered with a base that is a minimum of 3 feet of brick, stone, or stucco that is the same or similar to the principal structure and shall provide a masonry wrap.</p> <ul style="list-style-type: none"> <li>Any proposed trim style and color shall be the same or similar to the trim on the principal structures.</li> </ul> |
| <b>Attached Carports</b> | <p><b>Front:</b> Can be no farther forward than the front façade, but in no case closer than 20 feet from the right-of-way.</p> <p><b>Side on Street:</b> If side loaded, can be no closer to the street than the side façade, but in no case closer than 20 feet from the right-of-way. If front loaded, principal structure setbacks for side on street</p> | <p><b>Single-Family Detached and Attached Residential:</b></p> <ul style="list-style-type: none"> <li>400 square feet maximum size.</li> <li>15 feet maximum height.</li> </ul> <p><b>All other Land Uses:</b> Carports are not allowed.</p> | <p>Detached carports are prohibited.</p> <p>Allowed only for storage of vehicles used in conjunction with the principal use.</p> <p>Any carport serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material.</p>                                                                                                                                                                                                                                                                                                                         |

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|  | <p>shall apply.</p> <ul style="list-style-type: none"> <li>• 5-foot side setback.</li> <li>• 5-foot rear setback.</li> </ul> |  | <p>The color, style and type of materials used in the construction of the exterior portion of the carport must match those of the principal structure. The use of prefabricated metal structures or pole barns, or the use of corrugated metal, fiberglass, or similar panels is not allowed. For a carport to match the principal structure, the following criteria shall apply:</p> <ul style="list-style-type: none"> <li>• The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to the principal structure. If the principal structure has a flat roof, the carport may be allowed to have a pitched roof if approved by the director.</li> <li>• Any painted surface shall be the same color as the principal structure or trim.</li> <li>• The supports are not required to match the principal structure.</li> <li>• If the carport has a solid</li> </ul> |
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|                                    |                                                                                                                                                                                                                                                                                                                                  |                                                                                                                     | side, garage architectural requirements shall apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Accessory Parking Structure</b> | <p><b>Front:</b> Prohibited.</p> <p><b>Side on Street:</b> May be located no closer to the street than the front façade of the nearest primary structure, but in no case closer than 20 feet from the right-of-way.</p> <ul style="list-style-type: none"> <li>• 5-foot side setback.</li> <li>• 5-foot rear setback.</li> </ul> | <p><b>Residential Areas:</b> 15-foot maximum height.</p> <p><b>Nonresidential Areas:</b> 25-foot maximum height</p> | <p>Allowed only for the storage of operable vehicles used in conjunction with the principal use.</p> <p>Any accessory parking structure serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material.</p> <p>The color, style, and type of materials used in the construction of the exterior portions of an accessory parking structure shall match those of the principal structure. The use of prefabricated metal structures, corrugated metal, fiberglass, or similar panels is not allowed. For an accessory parking structure to match the principal structure, the follow criteria shall apply:&gt;</p> <ul style="list-style-type: none"> <li>• The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to</li> </ul> |

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|  |  |  | <p>the principal structure. If the principal structure has a flat roof, the accessory parking structure may be allowed to have a pitched roof if approved by the Director.</p> <ul style="list-style-type: none"> <li>• Any painted surface shall be the same, similar, or complementary color as the principal structure.</li> <li>• Any enclosed sides of the accessory parking structure shall meet the architectural requirements for a garage. Nothing in this section shall supersede any garage requirements for any underlying zone district. Accessory parking structures may be used in addition to and not in place of any garage requirement. Accessory parking structures shall only be used to cover permanent and approved parking spaces. Accessory parking structures shall be constructed as one structure. At no time shall a series of structures be attached to one another to</li> </ul> |
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|                                           |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                      | create an accessory parking structure.                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Storage Sheds</b>                      | <p>5-foot side setback.<br/>5-foot rear setback.<br/>Prohibited in a front yard and side on street yard.<br/>Townhouses without legally subdivided outdoor space must meet the above requirements and also be set back at least 2 feet from the side and rear boundaries of their allocated outdoor space.</p> | <p>200 square feet, total of all storage, in residential districts (except townhouses).<br/><b>Townhouses:</b> maximum shed size shall be 120 square feet.<br/>200 square feet, total of all storage, in commercial districts.<br/>15-foot maximum height, except in an industrial district where height cannot exceed that of the existing principal structure.</p> | <p>All sheds shall be constructed of finished materials suitable for exterior use.<br/>Metal containers and portable-on-demand storage containers are prohibited on property zoned or used for residential or commercial purposes.<br/>Storage sheds in commercial districts must incorporate the enclosed trash dumpster area as part of the shed. The color, style, and materials must match the principal commercial structure.</p> |
| <b>Uncovered: Decks, Flatwork, Patios</b> | <p>Two-foot setback on side or rear property line.<br/>A 0-foot setback on side and rear property lines may be approved if a proper drainage mitigation plan has been approved by the city engineer</p>                                                                                                        | <p>Less than 30 inches above grade.</p>                                                                                                                                                                                                                                                                                                                              | <p>Decks, poured concrete, and asphalt require a building permit. If required by ADA, the structure may encroach into the setback.<br/>Ramps, steps, and landings (not to exceed 4 feet x 4 feet) that provide access from the sidewalk to the first floor building entries shall be excluded from these setback requirements.</p>                                                                                                     |

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| <p><b>Covered: porches, decks, terraces, and patios attached to principal structure, or uncovered if it is equal to or greater than 30 inches in height above grade</b></p> | <p>For front setback, see individual zone district regulations. If not specified, then front setback shall be the same as the principal structure.</p> <ul style="list-style-type: none"> <li>• 5-foot side setback.</li> <li>• 10-foot rear setback.</li> </ul> | <p>Height of covering cannot exceed roofline of a single-story home. 15-foot maximum height for homes greater than single-story.</p> <p>Decks with structural support from the ground may not exceed the height of the second story floor plate. (Garden level is not counted as first floor.)</p> | <p>Ramps, steps, and landings (not to exceed 4 feet x 4 feet) that provide access from the sidewalk to the first floor building entries shall be excluded from these setback requirements.</p> <p>The color, style and type of materials used in the construction of the exterior portion of the covered porch or patio shall be similar or complimentary to those of the principal structure. The use of prefabricated metal structures or pole barns, fiberglass, or similar panels is not allowed.</p> <p>The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to the principal structure. If the principal structure has a flat roof, the covered porch may be allowed to have a pitched roof if city staff determines that it is aesthetically harmonious with the principal structure.</p> |
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| <b>Flagpoles</b>                                                                                               | <p>Poles attached to residential structures are exempt from these regulations.</p> <p><b>Residential Districts:</b> Pole must be setback from all property lines equal to height of the pole.</p> <p><b>Commercial and Industrial:</b></p> <ul style="list-style-type: none"> <li>• 0-foot front setback</li> <li>• Setback from all other property lines equal to height of pole</li> </ul> | <b>Pole Height:</b> Refer to 21-8205                                                                                         | <b>Flag Size:</b> Refer to 21-8205                                                              |
| <b>Swimming Pools (above and below ground), Pool Houses, Pool Equipment Rooms, Hot Tubs and Hot Tub Houses</b> | Not permitted in a front yard.                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                              | Fencing around structure may be required. Consult building code for specific details.           |
| <b>Outdoor Recreational Courts (basketball, tennis)</b>                                                        | 3 feet from all property lines.                                                                                                                                                                                                                                                                                                                                                              | Fencing immediately around a court may not exceed 12 feet in height.                                                         | See lighting regulations for additional regulations. Court area must be paved.                  |
| <b>Greenhouses</b>                                                                                             | <p>5-foot side setback.</p> <p>5-foot rear setback.</p> <p>Not permitted in a front yard.</p>                                                                                                                                                                                                                                                                                                | <p>Cannot exceed 200 square feet for residential. No maximum for nonresidential.</p> <p>Cannot exceed 15 feet in height.</p> |                                                                                                 |
| <b>Barns and Stables</b>                                                                                       | <p>60-foot front setback.</p> <p>25-foot side setback.</p> <p>25-foot rear setback</p>                                                                                                                                                                                                                                                                                                       |                                                                                                                              | <p>Materials must be of a commercial quality.</p> <p>Fiberglass and plywood are prohibited.</p> |
| <b>Horse and Livestock Pens</b>                                                                                | <p>60-foot front setback.</p> <p>25-foot side setback.</p> <p>25-foot rear setback.</p>                                                                                                                                                                                                                                                                                                      |                                                                                                                              | Fencing regulations for underlying zone district shall apply.                                   |

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|                                      | 50 feet from any existing residentially used structure on adjacent property.                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                       |
| <b>Night Watchman's Quarters—All</b> | Must comply with R-1 standards for setbacks.                                                                                                                                                     | Must comply with R-1 standards for setbacks.                                                                                                                                                                                                                                                                                                                                                                                                                                            | Only one residential caretaker unit shall be permitted per property.<br>Shall be used only to house the caretaker of the principal use, plus immediate family. Mobile homes, RVs, and buses shall not be used as living quarters.                                                                                     |
| <b>Shade Structures</b>              | For front setback, see individual zone district regulations. If not specified, then front setback shall be the same as the principal structure.<br>5-foot side setback.<br>10-foot rear setback. | 15-foot maximum height<br><b>Detached Shade Structures:</b> <ul style="list-style-type: none"> <li>• 200-square foot maximum in residential zone districts.</li> <li>• 500-square foot maximum in commercial and industrial zone districts.</li> </ul> Shade structures attached to other accessory structures: If a shade structure is attached to another accessory structure (shed, garage, etc.), the total square footage of the shade structure shall not exceed 200 square feet. | Same as garages. Shade structures shall be similar in color, style, and material as accessory structure to which it is attached. Fabric shade material shall be prohibited for a permanent structure. No parking is allowed under a detached shade structure or a shade structure attached to an accessory structure. |

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| <p><u><b>Accessory Dwelling Unit</b></u></p> | <p><u><b>Front:</b></u> Same as the principal building setback</p> <p><u><b>Side on Street:</b></u> Same as the principal building setback</p> <p>5-foot side setback.</p> <p>5-foot rear setback.</p> <p>The detached ADU shall be sited so that the front wall of the ADU is located behind the rear wall of the principal building.</p> | <ul style="list-style-type: none"> <li>• <u><b>Height for Detached ADU:</b></u> Must be less than the height of the principal building, or a maximum of 22', whichever is less.</li> <li>• <u><b>Size:</b></u> The floor area of the ADU shall not exceed 75 percent of the floor area of that of the principal unit or 1,000 square feet, whichever is less. However, a minimum of 750 square feet of floor area is permitted, regardless of the size of the principal unit.</li> </ul> | <p><u><b>General Standards</b></u></p> <ul style="list-style-type: none"> <li>• <u>Number.</u> Only one ADU shall be permitted per lot.</li> <li>• <u>Use.</u> An accessory dwelling unit may be owner-occupied or occupied by a person who is not the property owner.</li> <li>• <u>Residential Building Code.</u> The ADU shall comply with the requirements of the City's Building Code.</li> <li>• <u>Planned Unit Developments Included.</u> An ADU is allowed in Planned Unit Development zone districts where a single-family detached dwelling is allowed.</li> <li>• <u>Water, sanitary sewer, and electrical utilities shall not be separately provided to an attached, detached, or contained ADU.</u></li> </ul> <p><u><b>Standards for Attached and Contained ADU</b></u></p> <ul style="list-style-type: none"> <li>• <u>The principal dwelling unit shall not be altered in any way so as to appear from a public or private street to be multi-unit housing.</u></li> </ul> |
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|                                  |                                                                  |  | <p><u>Prohibited alterations include multiple doorways and walkways that connect to the sidewalk (except from an alley) or multiple mailboxes.</u></p> <ul style="list-style-type: none"> <li>• <u>Access to the ADU shall be by means of an existing side or rear door, except where a new entrance is required by the Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private street.</u></li> </ul> <p><b><u>Standards for Detached ADU</u></b></p> <ul style="list-style-type: none"> <li>• <u>The address of the principal dwelling shall remain the same and the ADU shall be assigned a unit designation.</u></li> <li>• <u>Vehicular access shall not serve the ADU separate from that serving the principal dwelling unless the accessory dwelling is accessed from an alley and the principal dwelling is accessed from a street.</u></li> </ul> |
| <b>Guesthouse/Carriage House</b> | <del>See zone district or PUD Zone Document where allowed.</del> |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| <b>Satellite Dishes</b>                   | Must be in rear yard and screened if over one meter (39 inches) in diameter and visible from any right-of-way or park, trail, or open space. |
| <b>Clotheslines and Clothesline Poles</b> | Allowed in side and rear yard only.                                                                                                          |
| <b>Driveways</b>                          | Two feet from side property line, unless shared driveway condition exists.                                                                   |
| <b>Dumpsters, Trash Containers</b>        | Permitted in side and rear yards only.                                                                                                       |

**Sec. 21-7233. Off-Street Parking Requirements.**

(1) \* \* \*

(2) \* \* \*

Table VII-3. Off-Street Parking Requirements

| Use Classification                     | Specific Use Type                                              | Minimum Off-Street Parking                                                |
|----------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>AGRICULTURAL USES</b>               |                                                                |                                                                           |
| Agriculture                            | Fish hatchery                                                  | 1 space/employee                                                          |
|                                        | Poultry house or pigeon coop                                   | 1 space/employee                                                          |
|                                        | Roadside stand                                                 | 1 space/300 s.f., minimum of 3 spaces                                     |
|                                        | Rodeo                                                          | 1 space/4 seats or 1/50 s.f. if no permanent seats                        |
|                                        | Stable, riding ring, dairying, or stock raising                | 1 space/1,500 s.f.                                                        |
|                                        | Stockyard, feedlot, and the commercial sale of livestock       | 1 space/employee                                                          |
| Agricultural Services                  | Agricultural support businesses and services                   | 1 space/400 s.f.                                                          |
| Horticulture & Nurseries               | Greenhouse/Nursery                                             | 1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement |
| <b>COMMERCIAL USES</b>                 |                                                                |                                                                           |
| Adult Businesses                       | Adult entertainment                                            | 1 space/100 s.f.                                                          |
| Animal Services                        | Animal Boarding (kennels) and training                         | 1 space/employee + 1 space/400 s.f. including runs                        |
|                                        | Veterinary offices or clinics                                  | 1 space/200 s.f.                                                          |
|                                        | Doggie day care centers                                        | 1 space/employee + 1 space/400 s.f. including runs                        |
| Building Materials & Services (Retail) | Landscape equipment, hardscape materials                       | 1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement |
|                                        | All others (plumbing, electrical, lumber & building equipment) | 1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement |
| Eating and Drinking Establishments     | Bar, tavern, night club                                        | 1 space/100 s.f.                                                          |
|                                        | Catering Services                                              | 1 space/300 s.f.                                                          |
|                                        | Restaurant                                                     | 1 space/100 s.f.                                                          |
| Financial Institutions                 | Bank or financial institution                                  | 1 space/300 s.f.                                                          |

|                                             |                                                                                    |                                                                           |
|---------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Food and Beverage Sales                     | Convenience store (<5,000 s.f.)                                                    | 1 space/300 s.f.                                                          |
|                                             | Grocery store (>5,000 s.f.)                                                        | 1 space/300 s.f.                                                          |
|                                             | Liquor Store                                                                       | 1 space/200 s.f.                                                          |
|                                             | All others (e.g., delicatessen, retail bakery, specialty food market, coffee shop) | 1 space/200 s.f.                                                          |
| Funeral and Internment Services             | Cemetery/Pet Cemetery                                                              | 1/200 s.f.                                                                |
|                                             | Crematory or mausoleum when incidental or supplemental to primary cemetery use     | 1 space/employee                                                          |
|                                             | Crematory as principal use                                                         | 1 space/4 seats in main chapel + 1/employee + 1/vehicle used in operation |
|                                             | Funeral home                                                                       | 1 space/employee                                                          |
| Office                                      | Business or professional offices                                                   | 1 space/300 s.f.                                                          |
|                                             | Courier services                                                                   | 1 space/300 s.f.                                                          |
|                                             | Medical and dental offices and clinics                                             | 1 space/300 s.f.                                                          |
| Outdoor Sales                               | Short Term Sales Event                                                             | 1 space/500 s.f. of open sales and display area, minimum of 3 spaces      |
|                                             | Holiday Sales                                                                      | 1 space/500 s.f. of open sales and display area, minimum of 3 spaces      |
|                                             | Seasonal Sales                                                                     | 1 space/500 s.f. of open sales and display area, minimum of 3 spaces      |
| Personal Services                           | Instructional services, studios                                                    | 1 space/300 s.f.                                                          |
|                                             | All others                                                                         | 1 space/300 s.f.                                                          |
| Recreation or Amusement Facilities, Private | Bingo establishments/social gaming outlet/performance centers                      | 1 space/3 seats                                                           |
|                                             | Bowling, billiards, & similar uses                                                 | 2 spaces/lane + 2 spaces/billiard table + 1 space for each 5 seats        |
|                                             | Fitness/Recreation Centers                                                         | 1 space/250 s.f.                                                          |
|                                             | Movie theaters                                                                     | 1 space/3 seats                                                           |
|                                             | Outdoor recreation                                                                 | 1 space/600 s.f. outdoor recreation area                                  |

|                                                           |                                                                                                                                                                            |                                                                                                         |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|                                                           | Drive-in theater                                                                                                                                                           | 1 space/stall + 6 additional spaces                                                                     |
|                                                           | Racetrack (animal or vehicle)                                                                                                                                              | 1 space/3 seats + 1 space/employee                                                                      |
| Retail Establishments                                     | Pawn shop                                                                                                                                                                  | 1 space/300 s.f.                                                                                        |
|                                                           | Retail business store                                                                                                                                                      | 1 space/300 s.f.                                                                                        |
|                                                           | Flea markets, indoor and outdoor                                                                                                                                           | 1.5 spaces/booth/stall or 1 space/150 s.f. sales area, whichever is greater                             |
|                                                           | Thrift store                                                                                                                                                               | 1 space/300 s.f.                                                                                        |
| Telecommunications Facilities and Satellite Dish Antennas | Radio or television broadcasting facilities                                                                                                                                | 1 space/300 s.f.                                                                                        |
| Vehicle/Equipment Sales and Services                      | Car Wash                                                                                                                                                                   | 2 spaces/bay or stall                                                                                   |
|                                                           | Fueling Plaza                                                                                                                                                              | 1 space/200 s.f. of building area                                                                       |
|                                                           | Minor vehicle repair (Lube shops, oil changes, brake service, accessory service to a gas station, etc. where vehicles are not stored overnight in an inoperable condition) | 3 spaces for each bay                                                                                   |
|                                                           | Major vehicle/equipment repair (includes auto body repair, paint shops, and incidental sales of parts)                                                                     | 3 spaces for each bay                                                                                   |
|                                                           | Motor vehicle and equipment rentals                                                                                                                                        | 1 space/400 s.f.                                                                                        |
|                                                           | Motor vehicle and equipment sales (outside display area)                                                                                                                   | 1 space for each 2 employees + 2 spaces for each 300 s.f. of sales/office, repair, or maintenance space |
|                                                           | Motor vehicle and equipment sales showroom (interior display)                                                                                                              | 1 space for each 2 employees + 2 spaces for each 300 s.f. of sales/office, repair, or maintenance space |
| Visitor Accommodations                                    | Bed and breakfast establishments                                                                                                                                           | In addition to the residential requirement, 1 for each rented room                                      |
|                                                           | Hotel or motel                                                                                                                                                             | 1 space/rooming unit + 1 space/100 s.f. of restaurant or bar + 1 space/200 s.f. of                      |

|                               |                                                                                   |                                                              |
|-------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------|
|                               |                                                                                   | meeting room floor area + 10 spaces for visitor parking      |
|                               | Overnight campground                                                              | 1 space/camping unit                                         |
| <b>INDUSTRIAL USES</b>        |                                                                                   |                                                              |
| Auction House or Yard         | Auction House (interior space)                                                    | 1 space/200 s.f.                                             |
|                               | Auction Yard (outdoor space)                                                      | 1 space/500 s.f.                                             |
| General Industrial            | Industrial Shell Building (User to be determined)                                 | 1 space/500 s.f.                                             |
|                               | Firewood; commercial storage and sales                                            | 1 space/400 s.f.                                             |
|                               | Mill or Foundry                                                                   | 2 spaces for each 3 employees                                |
|                               | Junkyard, scrap yard, or salvage yard                                             | 1 space/2,500 s.f. with minimum of 3 spaces                  |
|                               | Outdoor Storage Yards                                                             | 1 space/2,500 s.f. with minimum of 3 spaces                  |
|                               | Lumber and building supply yards                                                  | 1 space/200 s.f.                                             |
|                               | Railroad yard together with buildings, structures, and facilities related thereto | 2 spaces for each 3 employees                                |
|                               | Refinery/Oil and Gas Production                                                   | 2 spaces for each 3 employees                                |
|                               | Slaughterhouse, packinghouse, meat processing, or fat rendering                   | 1 space/1,000 s.f.                                           |
|                               | Testing laboratory                                                                | 1 space/500 s.f.                                             |
|                               | Production, manufacturing, processing, storage, shipping, and handling of goods   | 1 space/1,000 s.f.                                           |
|                               | Light Industrial and Manufacturing (I-1 and I-2 Uses)                             | 1 space/500 s.f. of warehouse + 1 space/300 s.f. for office  |
|                               | Intense Industrial Manufacturing and Processing (I-3 Uses)                        | 1 space/1000 s.f. of warehouse + 1 space/300 s.f. for office |
|                               | Research and development                                                          | 1 space/500 s.f.                                             |
| Truck/Transportation Services | Transportation terminal                                                           | 1 space/250 s.f. of indoor space                             |
|                               | Transportation terminal where vehicles carry                                      | 1 space/250 s.f. of indoor space                             |

|                                               |                                                                                                  |                                                                                    |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                                               | flammable, explosive, hazardous, or high toxic materials                                         |                                                                                    |
|                                               | Truck stop                                                                                       | 1 space/200 s.f. of building area                                                  |
|                                               | Trailer sales and service limited to use for private passenger motor vehicles                    | 1 space/500 s.f. including service bays, wash tunnels, and retail areas            |
|                                               | Truck trailer sales, repair, and maintenance (including oil, lube, and wash)                     | 1 space/500 s.f. including service bays, wash tunnels, and retail areas            |
| Vehicles                                      | Vehicle or automobile wrecking or salvage yard (includes outdoor storage or inoperable vehicles) | 1 space/1,000 s.f. of floor area, minimum of 4 spaces                              |
|                                               | Vehicle towing services                                                                          | 1 space/1,000 s.f. of floor area, minimum of 4 spaces                              |
| Wholesaling, Warehousing & Distribution       | Mini-storage                                                                                     | 1 space/50 storage bays, minimum of 3 spaces + 2 spaces for office/residential use |
|                                               | Retail sales accessory to warehouse and/or wholesaling establishment                             | 1 space/500 s.f.                                                                   |
|                                               | Office space accessory to warehouse and/or wholesaling establishment                             | 1 space/300 s.f.                                                                   |
|                                               | Warehousing (up to 10,000 s.f.)                                                                  | 1 space/1000 s.f.; minimum of 3 spaces                                             |
|                                               | Warehousing 10,001 to 50,000 s.f.)                                                               | 1 space/2000 s.f.                                                                  |
|                                               | Warehousing (over 50,000 s.f.)                                                                   | 1 space/5000 s.f.                                                                  |
|                                               | Industrial Office                                                                                | 1 space/300 s.f.                                                                   |
|                                               | Wholesale establishments incidental to other principal uses                                      | 1 space/800 s.f.                                                                   |
| Waste-Related Uses                            | Landfill operation                                                                               | 1 space/employee                                                                   |
| <b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b> |                                                                                                  |                                                                                    |
| Airport/Heliport                              | Public or Private Airport or heliport                                                            | 1 space/employee + spaces required to satisfy projected peak parking needs         |

|                                     |                                                                                                             |                                                                                                                      |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|                                     | Facilities providing aviation transport and services including aircraft repair, sales, and similar services | 1 space/500 s.f. of maintenance floor area + 1 space/200 s.f. office area                                            |
| Ambulance Service                   | Garage and office for Ambulance Service                                                                     | 1 space/ambulance + 1/employee                                                                                       |
| Clubs and Lodges                    | Private lodge or club                                                                                       | 1 space/3 persons based on maximum anticipated capacity                                                              |
|                                     | Gun club                                                                                                    | 1 space/platform + 1 space/employee                                                                                  |
| Community Services                  | Events Center                                                                                               | 1 space/4 seats or 1/50 s.f. if no permanent seats                                                                   |
| Day Care Facilities, Adult or Child | Childcare center                                                                                            | 1 space/10-person capacity + 1 space/employee + drop off area                                                        |
|                                     | Adult day care center                                                                                       | 1 space/10-person capacity + 1 space/employee                                                                        |
| Golf Course                         | Golf course/Driving range                                                                                   | 5 spaces/hole, + 1 space/employee                                                                                    |
| Hospitals                           | Hospital                                                                                                    | 1 space/2 beds + 1 space/2 employees + 1 space/2 staff doctors + 30 spaces for emergency                             |
| Educational Facilities              | Public, charter, or private educational institutions for Elementary and Junior High                         | 1 space/3 fixed seats + 10 spaces for visitor parking                                                                |
|                                     | Senior High                                                                                                 | 2 spaces/classroom + 1 space/employee + 1 space/3 fixed seats of auditorium capacity + 10 spaces for visitor parking |
| Religious Institutions              | Church or religious institution                                                                             | 1 space/3 seats in the principal assembly area                                                                       |
| <b>RESIDENTIAL USES</b>             |                                                                                                             |                                                                                                                      |
| Group Living Facilities             | Group home                                                                                                  | 1 space/2 residents + 1 space/employee                                                                               |
|                                     | Correctional institution or halfway house                                                                   | 1 space/2 residents + 1 space/employee                                                                               |
| Household Living                    | Foster care home                                                                                            | Same as residential dwelling type                                                                                    |
|                                     | Mobile home                                                                                                 | 2 spaces/dwelling unit                                                                                               |

|                |                                                                                |                                                                                                                                 |
|----------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|                | Multi-family dwelling                                                          | 1.5 spaces/1 BD units + 1.75 spaces/2 BD units + 2 spaces/3 BD or more units + 15% of total required spaces for visitor parking |
|                | Single-family detached dwelling                                                | 2 spaces/dwelling unit                                                                                                          |
|                | Single-family attached dwelling                                                | 2 spaces/dwelling unit                                                                                                          |
|                | Boarding or rooming house                                                      | 2 spaces/dwelling unit                                                                                                          |
|                | <del>Dwelling in conjunction with and supplementary to the principal use</del> | <del>2 spaces/dwelling unit</del>                                                                                               |
|                | Home occupation                                                                | Same as residential dwelling type                                                                                               |
| Senior Housing | Assisted Living Facility                                                       | 1 space/2 units + 1 space/employee                                                                                              |
|                | Nursing homes                                                                  | 1 space/3 beds + 1 space/employee                                                                                               |

## DIVISION 2. DEFINITIONS

### Sec. 21-11200. Definitions.

\* \* \*

Accessory Dwelling Unit (ADU) shall mean a self-contained living unit located on the same parcel as a principal dwelling unit. Three types of ADUs exist – Attached, Contained, and Detached.

~~Guest House shall mean an accessory dwelling attached or unattached to a principal dwelling, used to house guests of the occupants of the principal dwelling, and which shall not be rented or leased, or held in ownership by other than the owner of the principal dwelling.~~

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