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

	Use/Structure:	R-1	R-2	R-3	R-4	МНР	MU-	C-1	C-2	C-3	I-1	I-2	I-3	AG	PUBLI C
	Detached Garage	R	R	R	R	R	R	R	R	R	R	R	R	R	R
ge	Attached Garage	R	R	R	R	R	R	R	R	R	R	R	R	R	R
ora	Attached Carport	R	R	R		R		R	R	R	R	R	R	R	R
Car Storage	Accessory Parking Structures			R	R	R	R	R	R	R	R	R	R	R	R
	Storage Sheds	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Sheds	Playhouses, Pethouses, Etc.	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Uncovered: Porches, Decks, Flatwork, Patios, Etc., Less Than 30 Inches Above- Grade	R	R	R	R	R	R	R	R	R	R	R	R	R	R
ancements	Covered: Porches, Decks, Gazebos, Shade Structure, Patios, or Uncovered if 30 Inches or More Above-Grade	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Landscape Enhancements	Decorative Windmills, Arbors, and Other Unenclosed Decorative	R	R	R	R	R	R	R	R	R	R	R	R	R	R

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

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

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
Detached Garages	Residential Districts:	Residential Districts	Allowed only for storage of
	 Front and side on street 	If the first floor area of the	vehicles used in conjunction
	setback—can be no farther	home is less than 864 square	with the principal use.
	forward than the front facade	feet, then in no case can the	Any garage serviced by a
	(or side façade if side on	garage exceed 864 square feet	right-of-way shall be provided
	street), but in no case closer	If the first floor area of the	access by a driveway
	than 20 feet from the right-of-	home is greater than 864	consisting of concrete,
	way.	square feet, the maximum	asphalt, or similar hard-
	 5-foot side setback 	garage size may exceed 864	surface material; or other
	 5-foot rear setback 	square feet, up to 15 percent	materials approved by the
	All Other Zone Districts:	of the lot area, but in no case	city engineer.
	Required principal structure	can the garage square footage	The color, style and type of
	setbacks shall apply.	exceed the first floor area of	materials used in the
Attached Garages	Residential Districts:	the home.	construction of the exterior
	 Front and side on street 	 15-foot maximum height 	portion of the garage must
	setback—can be no farther	All Other Zone Districts: No	match those of the principal
	forward than the front façade	size limitation.	structure. The use of
	(or side facade if side on		prefabricated metal
	street), but in no case closer		structures or pole barns, or
	than 20 feet from the right-of-		the use of corrugated metal,
	way.		fiberglass, or similar panels is
	 5-foot side setback 		not allowed. For a garage to
	 5-foot rear setback 		match the principal structure,
	All Other Zone Districts:		the following criteria shall
	Required principal structure		apply:
	setbacks shall apply.		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 garage may be allowed to have a pitched roof if city staff determines that it is aesthetically harmonious with the principal structure. • Attached Garage: 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.
Detached Garage: 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
principal structure is all of

			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. • Any proposed trim style and color shall be the same or similar to the trim on the principal structures.
Attached Carports	Front: Can be no farther forward than the front façade, but in no case closer than 20 feet from the right-of-way. Side on Street: If side loaded, can be no closer to the street than the side façade, but in no case closer than 20 feet from	Single-Family Detached and Attached Residential: • 400 square feet maximum size. • 15 feet maximum height. All other Land Uses: Carports are not allowed.	Detached carports are prohibited. Allowed only for storage of vehicles used in conjunction with the principal use. Any carport serviced by a right-of-way shall be provided access by a driveway
	the right-of-way. If front loaded, principal structure setbacks for side on street		consisting of concrete, asphalt, or similar hard-surface material.

1	T-1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
shall apply.	The color, style and type of
5-foot side setback.	materials used in the
5-foot rear setback.	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:
	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.
	Any painted surface shall
	be the same color as the
	principal structure or trim.
	The supports are not
	required to match the
	principal structure.
	If the carport has a solid
	p

			side, garage architectural requirements shall apply.
Accessory Parking Structure	Front: Prohibited.	Residential Areas: 15-feet	Allowed only for the storage
	Side on Street: May be	maximum height.	of operable vehicles used in
	located no closer to the street	Nonresidential Areas: 25-feet	conjunction with the principal
	than the front façade of the	maximum height	use.
	nearest primary structure, but		Any accessory parking
	in no case closer than 20 feet		structure serviced by a right-
	from the right-of-way.		of-way shall be provided
	 5-foot side setback. 		access by a driveway
	 5-foot rear setback. 		consisting of concrete,
			asphalt, or similar hard-
			surface material.
			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:>
			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 accessory parking
structure may be allowed to
have a pitched roof if
approved by the Director.
Any painted surface shall
be the same, similar, or
complementary color as the
principal structure.
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

			create an accessory parking structure.
Storage Sheds	5-foot side setback. 5-foot rear setback. Prohibited in a front yard and side on street yard. 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.	200 square feet, total of all storage, in residential districts (except townhouses). Townhouses: maximum shed size shall be 120 square feet. 200 square feet, total of all storage, in commercial districts. 15-foot maximum height, except in an industrial district where height cannot exceed that of the existing principal structure.	All sheds shall be constructed of finished materials suitable for exterior use. Metal containers and portable-on-demand storage containers are prohibited on property zoned or used for residential or commercial purposes. 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.
Uncovered: Decks, Flatwork, Patios	Two-foot setback on side or rear property line. 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	Less than 30 inches above grade.	Decks, poured concrete, and asphalt require a building permit. If required by ADA, the structure may encroach into the setback. 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.

			_
Covered: porches, decks,	For front setback, see	Height of covering cannot	Ramps, steps, and landings
terraces, and patios attached	individual zone district	exceed roofline of a single-	(not to exceed 4 feet x 4 feet)
to principal structure, or	regulations. If not specified,	story home. 15-foot maximum	that provide access from the
uncovered if it is equal to or	then front setback shall be the	height for homes greater than	sidewalk to the first floor
greater than 30 inches in	same as the principal	single-story.	building entries shall be
height above grade	structure.	Decks with structural support	excluded from these setback
	 5-foot side setback. 	from the ground may not	requirements.
	 10-foot rear setback. 	exceed the height of the	The color, style and type of
		second story floor plate.	materials used in the
		(Garden level is not counted as	construction of the exterior
		first floor.)	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.
			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.

Flagpoles	Poles attached to residential structures are exempt from these regulations. Residential Districts: Pole must be setback from all property lines equal to height of the pole. Commercial and Industrial: O-foot front setback Setback from all other property lines equal to height of pole	Pole Height: Refer to 21-8205	Flag Size: Refer to 21-8205
Swimming Pools (above and below ground), Pool Houses, Pool Equipment Rooms, Hot Tubs and Hot Tub Houses	Not permitted in a front yard.		Fencing around structure may be required. Consult building code for specific details.
Outdoor Recreational Courts (basketball, tennis)	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.
Greenhouses	5-foot side setback. 5-foot rear setback. Not permitted in a front yard.	Cannot exceed 200 square feet for residential. No maximum for nonresidential. Cannot exceed 15 feet in height.	
Barns and Stables	60-foot front setback. 25-foot side setback. 25-foot rear setback		Materials must be of a commercial quality. Fiberglass and plywood are prohibited.
Horse and Livestock Pens	60-foot front setback. 25-foot side setback. 25-foot rear setback.		Fencing regulations for underlying zone district shall apply.

	50 feet from any existing residentially used structure on adjacent property.		
Night Watchman's Quarters— All	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. 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.
Shade Structures	For front setback, see individual zone district regulations. If not specified, then front setback shall be the same as the principal structure. 5-foot side setback. 10-foot rear setback.	15-foot maximum height Detached Shade Structures: • 200-square foot maximum in residential zone districts. • 500-square foot maximum in commercial and industrial zone districts. 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.

Accessory Dwelling Unit	Front: Same as the principal	<u>Height for Detached ADU:</u>	General Standards
	building setback	Must be less than the height	Number. Only one ADU
	Side on Street: Same as the	of the principal building, or a	shall be permitted per lot.
	principal building setback	maximum of 22', whichever	 Use. An accessory dwelling
	5-foot side setback.	<u>is less.</u>	unit may be owner-
	5-foot rear setback.	• Size: The floor area of the	occupied or occupied by a
		ADU shall not exceed 75	person who is not the
	The detached ADU shall be	percent of the floor area of	property owner.
	sited so that the front wall of	that of the principal unit or	 Residential Building Code.
	the ADU is located behind the	1,000 square feet, whichever	The ADU shall comply with
	rear wall of the principal	is less. However, a minimum	the requirements of the
	building.	of 750 square feet of floor	City's Building Code.
		area is permitted, regardless	Planned Unit
		of the size of the principal	Developments Included. An
		<u>unit.</u>	ADU is allowed in Planned
			Unit Development zone
			districts where a single-
			family detached dwelling is
			allowed.
			 Water, sanitary sewer, and
			electrical utilities shall not
			be separately provided to
			an attached, detached, or
			contained ADU.
			Standards for Attached and
			Contained ADU
			• 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>Prohibited alterations</u>
	<u>include multiple doorways</u>
	and walkways that connect
	to the sidewalk (except
	from an alley) or multiple
	mailboxes.
	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.
	Standards for Detached ADU
	The address of the principal
	dwelling shall remain the
	same and the ADU shall be
	assigned a unit designation.
	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.
Guesthouse/Carriage House	See zone district or PUD Zone Document where allowed.

Satellite Dishes	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.
Clotheslines and Clothesline	Allowed in side and rear yard only.
Poles	
Driveways	Two feet from side property line, unless shared driveway condition exists.
Dumpsters, Trash Containers	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	
AGRICULTURAL USES			
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	1 space/employee	
	commercial sale of livestock		
Agricultural Services	Agricultural support	1 space/400 s.f.	
	businesses and services		
Horticulture & Nurseries	Greenhouse/Nursery	1 space/300 s.f. of enclosed	
		area plus outdoor seasonal	
		sales requirement	
COMMERCIAL USES			
Adult Businesses	Adult entertainment	1 space/100 s.f.	
Animal Services	Animal Boarding (kennels)	1 space/employee + 1	
	and training	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	Landscape equipment,	1 space/300 s.f. of enclosed	
(Retail)	hardscape materials	area plus outdoor seasonal	
		sales requirement	
	All others (plumbing,	1 space/300 s.f. of enclosed	
	electrical, lumber & building	area plus outdoor seasonal	
Eating and Drinking	equipment)	sales requirement	
Eating and Drinking Establishments	Bar, tavern, night club	1 space/100 s.f.	
Latabilatilitetita	Catering Services	1 space/300 s.f.	
Financial Institutions	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	1 space/300 s.f.
	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,	1 space/200 s.f.
	retail bakery, specialty food	
	market, coffee shop)	
Funeral and Internment	Cemetery/Pet Cemetery	1/200 s.f.
Services	Crematory or mausoleum	1 space/employee
	when incidental or	
	supplemental to primary	
	cemetery use	
	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	1 space/300 s.f.
	and clinics	
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	Bingo establishments/social	1 space/3 seats
Facilities, Private	gaming outlet/performance	
	centers	
	Bowling, billiards, & similar	2 spaces/lane + 2
	uses	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	1.5 spaces/booth/stall or 1
	outdoor	space/150 s.f. sales area,
		whichever is greater
	Thrift store	1 space/300 s.f.
Telecommunications	Radio or television	1 space/300 s.f.
Facilities and Satellite Dish Antennas	broadcasting facilities	
Vehicle/Equipment Sales and	Car Wash	2 spaces/bay or stall
Services	Fueling Plaza	1 space/200 s.f. of building area
	Minor vehicle repair (Lube	3 spaces for each bay
	shops, oil changes, brake	
	service, accessory service to	
	a gas station, etc. where	
	vehicles are not stored	
	overnight in an inoperable	
	condition)	
	Major vehicle/equipment	3 spaces for each bay
	repair (includes auto body	
	repair, paint shops, and	
	incidental sales of parts)	
	Motor vehicle and	1 space/400 s.f.
	equipment rentals	
	Motor vehicle and	1 space for each 2 employees
	equipment sales (outside	+ 2 spaces for each 300 s.f. of
	display area)	sales/office, repair, or maintenance space
	Motor vehicle and	1 space for each 2 employees
	equipment sales showroom	+ 2 spaces for each 300 s.f. of
	(interior display)	sales/office, repair, or
	(interior display)	maintenance space
Visitor Accommodations	Bed and breakfast	In addition to the residential
	establishments	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
	<u> </u>	spaces for visitor parking
INIDIJETRIAL LIEFE	Overnight campground	1 space/camping unit
INDUSTRIAL USES		T. 1000 f
Auction House or Yard	Auction House (interior	1 space/200 s.f.
	space)	15.00
	Auction Yard (outdoor space)	1 space/500 s.f.
General Industrial	Industrial Shell Building (User	1 space/500 s.f.
	to be determined)	
	Firewood; commercial	1 space/400 s.f.
	storage and sales	
	Mill or Foundry	2 spaces for each 3
		employees
	Junkyard, scrap yard, or	1 space/2,500 s.f. with
	salvage yard	minimum of 3 spaces
	Outdoor Storage Yards	1 space/2,500 s.f. with
		minimum of 3 spaces
	Lumber and building supply	1 space/200 s.f.
	yards	
	Railroad yard together with	2 spaces for each 3
	buildings, structures, and	employees
	facilities related thereto	
	Refinery/Oil and Gas	2 spaces for each 3
	Production	employees
	Slaughterhouse,	1 space/1,000 s.f.
	packinghouse, meat	
	processing, or fat rendering	
	Testing laboratory	1 space/500 s.f.
	Production, manufacturing,	1 space/1,000 s.f.
	processing, storage, shipping,	
	and handling of goods	
	Light Industrial and	1 space/500 s.f. of
	Manufacturing (I-1 and I-2	warehouse + 1 space/300 s.f.
	Uses)	for office
	Intense Industrial	1 space/1000 s.f. of
	Manufacturing and	warehouse + 1 space/300 s.f.
	Processing (I-3 Uses)	for office
	Research and development	1 space/500 s.f.
Truck/Transportation	Transportation terminal	1 space/250 s.f. of indoor
Services		space
	Transportation terminal	1 space/250 s.f. of indoor
	where vehicles carry	space
	Titlere verneres earry	Space

	flammable, explosive,	
	•	
	hazardous, or high toxic materials	
		1 ana a 200 a f a f h 11.11 a
	Truck stop	1 space/200 s.f. of building area
	Trailer sales and service	1 space/500 s.f. including
	limited to use for private	service bays, wash tunnels,
	passenger motor vehicles	and retail areas
	Truck trailer sales, repair, and	1 space/500 s.f. including
	maintenance (including oil,	service bays, wash tunnels,
	lube, and wash)	and retail areas
Vehicles	Vehicle or automobile	1 space/1,000 s.f. of floor
	wrecking or salvage yard	area, minimum of 4 spaces
	(includes outdoor storage or	,
	inoperable vehicles)	
	Vehicle towing services	1 space/1,000 s.f. of floor
		area, minimum of 4 spaces
Wholesaling, Warehousing &	Mini-storage	1 space/50 storage bays,
Distribution	I viiii storage	minimum of 3 spaces + 2
Bistribution		spaces for office/residential
		use
	Retail sales accessory to	1 space/500 s.f.
	warehouse and/or	1 3pace/ 300 3.11.
	wholesaling establishment	
	Office space accessory to	1 space/300 s.f.
	warehouse and/or	1 space/300 s.i.
	wholesaling establishment	
		1 cnace/1000 c f . minimum
	Warehousing (up to 10,000	1 space/1000 s.f.; minimum
	S.f.)	of 3 spaces
	Warehousing 10,001 to 50,000 s.f.)	1 space/2000 s.f.
	Warehousing (over 50,000	1 space/5000 s.f.
	s.f.)	, ,
	Industrial Office	1 space/300 s.f.
	Wholesale establishments	1 space/800 s.f.
	incidental to other principal	
	uses	
Waste-Related Uses	Landfill operation	1 space/employee
PUBLIC, INSTITUTIONAL & CIVI	·	
Airport/Heliport	Public or Private Airport or	1 space/employee + spaces
, por cyrrenpor c	heliport	required to satisfy projected
	Theriport	peak parking needs
		hear harring meens

	1	1
	Facilities providing aviation	1 space/500 s.f. of maintenance floor area + 1
	transport and services including aircraft repair,	space/200 s.f. office area
	sales, and similar services	space/200 s.i. office area
Ambulance Service	Garage and office for	1 space/ambulance +
	Ambulance Service	1/employee
Clubs and Lodges	Private lodge or club	1 space/3 persons based on
		maximum anticipated
		capacity
	Gun club	1 space/platform + 1
Canada aniha Canaiaa	Frants Conton	space/employee
Community Services	Events Center	1 space/4 seats or 1/50 s.f. if no permanent seats
Day Care Facilities, Adult or	Childcare center	1 space/10-person capacity +
Child		1 space/employee + drop off
		area
	Adult day care center	1 space/10-person capacity +
	10.15	1 space/employee
Golf Course	Golf course/Driving range	5 spaces/hole, + 1
Hanitala	Handtal	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	1 space/3 fixed seats + 10
	educational institutions for	spaces for visitor parking
	Elementary and Junior High	
	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
RESIDENTIAL USES		·
Group Living Facilities	Group home	1 space/2 residents + 1
		space/employee
	Correctional institution or	1 space/2 residents + 1
	halfway house	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
	Dwelling in conjunction with and supplementary to the principal use	2 spaces/dwelling unit
	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.

* * *