

17.22.040 Accessory buildings, structures, dwelling units, and uses. 

A. Accessory buildings and structures shall not occupy any lot independent of the main building or structure.

~~1. No trailer, bus, shipping container or railroad car may be stored, or converted to or used as a storage building, accessory building or for any other nonresidential use. Busses, shipping containers, and railroad cars may not be used as accessory buildings, used for storage or stored on any residential lot.~~

~~2. Trailers may not be used as accessory buildings, used for storage or stored in the front yard setback of any lot.~~

~~3. No detached accessory building or structure may occupy the front yard of any lot that is 20,000 square feet or less in size.~~

~~4. Accessory buildings in a front yard may not obstruct more than 30% of the primary structure as viewed from the road.~~

~~34. Accessory buildings and structures must comply with all setback requirements.~~

Commented [MM1]: Reworded the section for storage buildings to make it easier to understand.

B. Not more than one accessory dwelling unit may be allowed on a parcel. The following criteria shall apply:

~~1. The footprint of the accessory apartment dwelling unit shall not exceed eight hundred 1000 square feet and shall not exceed 1.5 stories.~~

Commented [MM2]: Increased the square footage for ADUs to promote higher density housing.

2. One additional paved, off-street parking space is required.

3. Adequate utility service shall be confirmed.

4. A restrictive covenant shall be recorded on the property to preclude the separate sale or division of the accessory dwelling unit from the single-family dwelling. (Ord. 3889 § 3 (Exh. A), 2017)

~~5. Recreational vehicles may not be used as accessory dwelling units.~~