

Accessory Apartments

General Information

- Occupancy of the accessory apartment and the principal single-family dwelling site shall be limited to family members.
- An accessory apartment is a small apartment that is located within an owner-occupied, single-family dwelling.
- An accessory apartment shall not be considered a dwelling unit, even if it allows fully independent living.
- No cellar, basement, garage, tent, or accessory building shall at any time be used as an independent residence or dwelling unit, temporarily or permanently.
- All accessory apartments must be permitted via a Conditional Use Permit and are allowed in the following zoning districts:
 - R-1A, R-1B, R-1C, R-1D, R-2A, R-2B, R-2C, and in Planned Unit Developments (PUDs) that allow single-family residential dwellings.
- Only one accessory apartment permit may be issued per detached single-family home.

Purpose

The purpose of allowing and regulating accessory apartments in single-family dwellings is to:

1. Increase the diversity of housing options for residents;
2. Encourage better utilization of existing housing stock;
3. Protect the safety of residents and the stability, property value, and character of residential neighborhoods.

Ownership & Residence Information

- The owner of the residence in which the accessory apartment is located shall occupy the dwelling unit itself or the accessory apartment.
- Occupancy of the accessory apartment and the principal single-family dwelling shall be limited to persons related by blood, marriage, or adoption.
- One adult, live-in care provider serving the needs of the primary occupant(s) is allowed.
- The building and property shall remain in single ownership and title with one mailing address.
- The owner of the single-family residence shall enter into a residential use agreement with the city that the home will not be used except for single-family residential purposes, and that the accessory apartment shall not be rented out in the future to anyone not related by blood, marriage, or adoption to the owner.

Conditional Use Permit (CUP)

All accessory apartments must be permitted via a CUP. This process involves a public hearing at the Planning Commission and final approval by the City Council. More information can be obtained by reaching out to the Planning Department.

Building Requirements

All accessory apartments and the principal single-family dwellings they are a part of are subject to the following:

- The accessory apartment must be a subordinate part of the single-family dwelling and have:
 - No more than 40% of the total floor area of the building
 - No more than 2 bedrooms
 - At least 475 square feet of living space
 - At minimum a kitchen or cooking facility, a bathroom, and a living room
- The principal dwelling must meet the following standards:
 - Be at least 700 square feet after creation of the accessory apartment
 - Have no front entrances added as a result of creating an accessory apartment
 - Have 3 off-street parking spaces, 2 of which must be enclosed
 - An addition may be approved, as long as it does not increase the original size of the building by 20% or more
- Accessory apartments are not permitted to be located above detached accessory structures.