

**23-3D-1030 Accessory Dwelling Unit - Residential**

- (A) **Development Standards.** An accessory dwelling unit (ADU) in a residential zone must comply with the standards of the base zone, except where modified in Table 23-3D-1030(A) (Requirements for Accessory Dwelling Units).

Table 23-3D-1030(A) Requirements for Accessory Dwelling Units	
	Requirement
Floor Area	(1) Maximum of 1,100 sf
Placement	(1) If detached, minimum 6' to the front, rear, or side of the primary structure or above a detached garage; may be connected to the primary structure with a covered walkway;  (2) If attached, may be connected to the primary structure with a common wall or roof; or  (3) Within the primary structure.
Other	(1) May not be used as a short-term rental for more than 30 days in a calendar year if the unit was constructed after October 1, 2015.  (2) Only one ADU may be built per site, and the total dwelling units per site shall not exceed the density permitted by the base zone.  (a) <b>Exception.</b> Additional Accessory Dwelling Units may be allowed in compliance with the Preservation Incentive in Section 23-3C-3060 (House-Scale Preservation Incentive), Section 23-3C-4060 (Multi-Unit Preservation Incentive), and Section 23-3C-5060 (Multi-Unit Preservation Incentive).

**23-3D-1040 Accessory Dwelling Unit - Non-Residential**

- (A) **Development Standards.** Except as otherwise provided in this section, one accessory dwelling unit is allowed in non-residential zones if no more than 50 percent of the building area is used for the accessory dwelling unit. The occupant of the accessory dwelling unit is not required to be engaged in the principal use.
- (B) **Additional Requirements for Industrial Zones.**
  - (1) For all Industrial Zones except Industrial Flex, an accessory dwelling unit is allowed as an accessory use if:
    - (a) The accessory dwelling unit is occupied by a person engaged in security, leasing, or management for the principal use; and
    - (b) No more than 25 percent of the building is used for the accessory dwelling unit.
  - (2) For an Industrial Flex zone, an accessory dwelling unit is allowed as an accessory use if the dwelling unit occupies no more than 40 percent of the building.

- (C) **Additional Requirements for Civic Uses.** An accessory dwelling unit is allowed if:
- (a) The accessory dwelling unit is used for residential purposes; and
  - (b) One individual who resides in the accessory dwelling unit is employed on-site for security, maintenance, management, supervision, or personal service.