

Proposed Changes for Accessory Dwelling Units ICC Chapters 17.03, 17.04A, and 17.06

- Accessory Living Quarters → Accessory Dwelling Unit, Attached
- Guest Cottage → Accessory Dwelling Unit, Detached
- Detached ADU increases from 1,000sqft → 1,200sqft
- Attached ADU increases from 800sqft → 1,000sqft
- Can have one attached and one detached ADU
- Allow attached and detached ADUs in Planned Residential Developments (PRDs)
- Reference the addressing code for ADUs
- Detached ADUs in Rural Residential zone permitted on parcels less than 1 acre
- Main unit does not need to be owner-occupied in order to have an ADU
- Attached ADUs can have an internal access connection provided between the main dwelling and the ADU but it is not required
- Entrance to an attached ADU cannot be on the same side of the building as the entrance to the main unit and should be located to the side or rear of the house
- Attached ADU must have consistent siding, roof pitch, and windows as the main unit to maintain the appearance of a single unit.
- Additional 10ft setback for detached ADUs