

Section 407 of the Zoning Ordinance is hereby repealed and replaced with the following language:

Sec. 407 Accessory Dwelling Units (ADUs) and Duplexes

407.1 Accessory Dwelling Units:

An Accessory Dwelling Unit (ADU) shall mean a group of rooms forming a habitable unit with facilities intended to be used for living, sleeping, cooking, eating, and bathroom purposes. Its living area shall be no smaller than 190 square feet and no larger than 1100 square feet, and neither the living area of one ADU nor the combined living areas of two ADUs may exceed that of the existing primary residence. ADUs may be attached to, detached from, or contained within the primary residence.

407.2 Duplexes:

A duplex shall mean a residential structure that contains two similar sized dwelling units, either stacked or side by side, with separate entrances. The lot and the duplex structure shall be held under single or common ownership, and any duplex-containing lot less than three acres in area shall not be subdivided.

407.3 Lot Rules for ADUs and Duplexes:

The following rules shall apply for all lots created on August 1, 1975 or later that are at least 1.5 acres in size and have at least 150 feet of frontage on a street, as well as for lots of record as of August 1, 1975 that are smaller than 1.5 acres and are not subject to the lot merger requirements of Section 205.3 of this Ordinance:

- A. A single family residence or duplex may be built on such an undeveloped lot;
- B. A lot with an existing single family dwelling may also accommodate:
 - 1. One ADU (accessory dwelling unit) built within the existing dwelling, or;
 - 2. One ADU attached to the existing dwelling, or;
 - 3. One ADU detached from the existing dwelling, or;
 - 4. One ADU within and one ADU attached to the existing dwelling, or;
 - 5. One ADU within and one ADU detached from the existing dwelling, or;
 - 6. One ADU attached to and one detached from the existing dwelling.
 - 7. Placing two ADUs within a primary structure shall render that structure a "multiplex", subject to the rules in Section 406 of this Ordinance.
 - 8. Any allowable ADU that is detached from the primary dwelling may be either contained within or attached to an existing accessory structure;
- C. All setbacks under section 204, all building code specifications, driveway and shed setbacks, and subsurface waste system and freshwater well setbacks and requirements must be met;
- D. The rules in Sections 205 and 500 of this ordinance governing "Non-conforming Uses, Buildings, Structures, and Lots" shall apply to the permissibility of constructing ADUs and duplexes on lots with existing non-conforming buildings or uses.

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