



COMMUNITY DEVELOPMENT DEPARTMENT

Subject: Secondary Residential Units and Maximum Floor Area and Size for Residential Accessory Structures

Issue: The Development Code limits the size and floor area of detached garages and residential accessory structures, but is silent as to whether floor space and garages for secondary residential units apply to these size limits.

Reference: Sections 18.58.220 (Residential Accessory Uses and Structures) and 18.58.230 (Secondary Residential Units)

Policy/Procedure: The floor area for a secondary residential unit shall not be counted towards the maximum floor area limits for residential accessory structures as set forth in Section 18.58.220(L). The floor area for a garage for a secondary residential unit shall not be counted towards the maximum floor area limits for garages on a single parcel as set forth in Section 18.58.220(E) if the garage is part of the same structure containing the secondary residential unit. However, a detached garage for a secondary residential unit shall not exceed 1,000 square feet and shall be counted towards the cumulative maximum size for detached garages on a parcel. Also, any residential accessory structures for the second unit shall be counted towards the maximum cumulative size for residential accessory structures allowed on a parcel.

Effective Date: November 17, 2000

Approved by: _____
Tony Lashbrook, Director