Accessory Dwelling Unit and Junior Accessory Dwelling Unit Guidelines

Adopted November 17, 2020

Accessory Dwelling Units. Accessory Dwelling Units (ADU's) shall comply with State law, City zoning ordinances, Floor Area Ratio Limitations and as set forth in the following standards:

a. Attached Accessory Dwelling Units shall be limited to a maximum conversion of fifty (50) percent of the existing floor area of the existing primary dwelling or an addition of up to one thousand (1000) square feet.

b. Detached Accessory Dwelling Units shall be limited to a maximum of twelve hundred (1200) square feet.

c. In no event shall there be more than one (1) Accessory Dwelling Unit on a Lot. A Member may not have both an ADU and a JADU.

d. Accessory Dwelling Units shall be fully enclosed, have sanitary facilities, cooking facilities and a separate entry from the primary dwelling.

e. The entry (walkway / pathway) for the Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Association maintained slope or trail is not permitted.

f. Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.

g. Attached Accessory Dwelling Units shall not exceed the maximum height of, and shall comply with the minimum setback requirements of, the primary dwelling.

h. Detached Accessory Dwelling Units shall not exceed sixteen (16) feet in height.

i. Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.

j. Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.

k. Space permitting homes with an Accessory Dwelling Unit must have a minimum of three (3) enclosed garage spaces.

l. Accessory Dwelling Units shall not be placed in front yard setbacks. An attached ADU must have the same setbacks from property lines as the Primary Dwelling. A detached ADU must be set back a reasonable distance from side and rear property lines or Easements.

m. The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.

Garages: Except in the event of a Junior Accessory Dwelling Unit, garages shall be enclosed with an operable door of wood or steel construction as approved by the ARC. Garages shall not be used as habitable space. Carports are not permitted.

Junior Accessory Dwelling Unit. Junior Accessory Dwelling Units (JADU's) shall comply with State law, City ordinance and the following standards:

a. Junior Accessory Dwelling Units shall be limited to a maximum of five hundred (500) square feet.

b. In no event shall there be more than one (1) Junior Accessory Dwelling Unit on a Lot. A Member may not have both a JADU and an ADU.

c. A Junior Accessory Dwelling Unit shall be fully enclosed, have an efficiency kitchen, access to sanitary facilities in the primary dwelling and a separate entry from the primary dwelling.

d. The entry (walkway / pathway) for the Junior Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Associated maintained slope or trail is not permitted.

e. Junior Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.

f. The garage door shall be removed and replaced with materials, windows and doors to match the primary dwelling.

g. The Architectural Review Committee may require the removal of part or all of the existing driveway to allow landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking community sidewalks and drive aprons.

h. Junior Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.

i. Junior Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.

j. The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.