

To: Kelsey Lindquist

From: A.J. Waller

Subject: 2324 Green St Addition containing interior ADU, Response 2

1. We reduced the south eaves width from its original 4' to 2' (updated plan attached).
2. For each of the following ADU standards, response is in-line below in [blue](#):

E. Standards: Accessory dwelling units shall conform to the following requirements:

1. General Requirements Applicable To All Accessory Dwelling Units:

a. One Per Lot: City may permit one accessory dwelling unit for each lot that contains a single-family dwelling.

[Satisfied. Application is for one \(1\) ADU only.](#)

b. Not A Unit Of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.

[Satisfied.](#)

c. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.

[Satisfied. Not subdivided.](#)

d. Owner Occupancy: The City shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:

( 1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

( 2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

[Satisfied. Owner lives on the property.](#)

E. Number Of Residents: The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a "family" as defined in section [21A.62.040](#), "Definitions Of Terms", of this title.

[Satisfied. ADU isn't yet built. When complete, total number of residents shall not exceed the number allowed for a "family" as defined in section \[21A.62.040\]\(#\), "Definitions Of Terms", of this title.](#)

f. Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per section [21A.36.030](#) of this title.

[Satisfied.](#)

g. Parking: An accessory dwelling unit shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide. The parking requirement may be waived if:

( 1) Legally located on street parking is available along the street frontage of the subject property; or

( 2) The subject property is located within one-quarter ( $1/4$ ) mile of transit stop.

Please provide a project narrative that addresses the owner occupancy, size and parking are met. In regard to the owner occupancy requirement:

[Satisfied. Parking for ADU is located on the southeast portion of the lot \(see plan\).](#)

B. Owner Occupant: For the purposes of this title, "owner occupant" shall mean the following:

1. An individual who is listed on a recorded deed as an owner of the property;
2. Any person who is related by blood, marriage, adoption to an individual who is listed on a recorded deed as an owner of the property; or
3. An individual who is a trustor of a family trust who possesses legal ownership of the property.

[Satisfied. Owner lives on the property.](#)