

Table 23-4E-6020.A Applicability to Transect or Non-Transect Zones (continued)

Section	Use	Applicability(All Zones, Non-Transect Zones Only)
23-4E-6200	Manufacturing and Storage	All Zones
23-4E-6210	Micro-Brewery/Micro-Distillery/ Winery	All Zones
23-4E-6220	Mobile Food Sales	All Zones
23-4E-6230	Mobile Retail Sales	All Zones
23-4E-6240	Multi-Family	Non-Transect Zones
23-4E-6250	Recycling Center	All Zones
23-4E-6260	Research and Development	All Zones
23-4E-6270	Restaurant, Late Night Operation	All Zones
23-4E-6280	Reverse Vending	All Zones
23-4E-6290	School	All Zones
23-4E-6300	Senior /Retirement Housing	All Zones
23-4E-6310	Short-term Rental	All Zones
23-4E-6320	Special Uses	All Zones
23-4E-6330	Sports or Events Arena	All Zones
23-4E-6340	Telecommunications	All Zones
23-4E-6350	Two-Family	Non-Transect Zones

23-4E-6030 Accessory Dwelling Unit

- (A) An Accessory Dwelling Unit (ADU) must comply with the standards of the base zone, except as provided in Table 23-4E-6030.A (Standards for Accessory Dwelling Units). Table 23-4E-6030.A does not apply to Transect Zones.

Table 23-4E-6030.A Standards for Accessory Dwelling Units in Non-Transect Zones

Requirement	Standard
Lot Area	Equivalent to a standard lot
Impervious Cover	Max. 45%
Building Coverage	Max. 40%
Building Height	30 ft and limited to 2 stories
Floor Area	(1) Max. 1,100 sf total or FAR of 0.15 (whichever is greater); and (2) Max. 550 sf on a second floor
Parking	Prohibited in front setback, except on a driveway

Table 23-4E-6030.A Standards for Accessory Dwelling Units in Non-Transect Zones	
Requirement	Standard
Placement	(1) Not in the primary structure; must be in a secondary structure (2) Min. 10ft to the rear or side of the primary structure or above a detached garage (3) May be connected to the primary structure with a covered walkway
Other	May not be used as a short term rental for more than 30 days in a calendar year if the unit was constructed after October 1, 2015.

(B) Restrictive Covenant

- (1) The property owner shall sign a restrictive covenant before a notary public that runs with the land on a form prepared by the City affirming that the property owner shall:
 - (a) Occupy either the primary residence or the ADU; or
 - (b) If the property owner rents or leases a property with both a primary residence and an ADU to a third party, then neither the primary residence nor the ADU shall be sub-leased.
- (2) The restrictive covenant shall be submitted to the City prior to the issuance of a Building Permit for the ADU. The City shall record the restrictive covenant after the Building Permit has been issued.

23-4E-6040 Accessory Uses

(A) Applicability

- (1) This Section applies to accessory uses as allowed in Division 23-4D-3 (Residential Zones), 23-4D-4 (Commercial Zones), Division 23-4D-5 (Industrial Zones) and Division 23-4D-6 (Other Zones).
- (2) The standards applicable to a principal use apply to an accessory use, except as otherwise provided in this Section.

(B) Accessory Uses

- (1) An accessory use is a use or structure that:
 - (a) Is incidental to and customarily associated with a principal use;
 - (b) Unless otherwise provided, is located on the same site as the principal use; and
 - (c) May include parking for the principal use.
- (2) Table 23-4E-6040.A lists allowed accessory uses in compliance with this Section.