
5.4.4 Additional Standards for Specific Accessory Uses.

- A. **Accessory Dwelling Unit.** Accessory dwelling units ("ADUs") shall comply with the following standards:
1. **Generally.**
 - a. Only one ADU shall be allowed per lot.
 - b. ADUs shall only be permitted on lots where the principal use is a single-family detached dwelling.
 2. **Size.**
 - a. **ADUs on Lots Smaller than 10,000 Square Feet.**
 - i. ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.
 - ii. ADUs shall not exceed 1,000 square feet per lot.
 - b. **ADUs on Lots 10,000 Square Feet or Larger.** ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.
 3. **Location and Design.**
 - a. ADUs may be attached or detached units.
 - i. Attached ADUs shall be fully attached to or within the principal structure on the lot. "Attached" shall mean at least one-quarter of the total wall area or the floor or ceiling of the ADU shall be fully connected to a wall, floor, or ceiling of the principal residential structure.
 - ii. Detached ADUs shall be located to the side or rear of the principal dwelling unit.
 - b. ADUs shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.
 4. **Public Services and Utilities.** Separate water or sewer service for the ADU shall not be allowed. Separate metering of other utilities is allowed.
 5. **Ownership Requirements.** Ownership of the ADU may not be legally severed from ownership of the associated lot and any other structures on such lot.