

Proposed Increase to Rear Yard Lot Coverage

- Current limit is coverage of 30% of the required rear setback area. Proposal would raise it to 50% with an ADU on the parcel.
 - ~~Rear Yard Lot Coverage. An existing accessory building built prior to 2017 with a valid building permit or is a legal nonconforming structure that occupies more than thirty percent of the required rear yard setback area may be converted into an accessory dwelling unit as allowed under Section 24.16.130. Construction of a new accessory dwelling unit is~~ Parcels with ADUs shall be permitted to exceed required to meet the thirty percent rear yard lot coverage requirement, and will be permitted to cover up to 50% of the rear yard area except as allowed under Section 24.16.160(5).

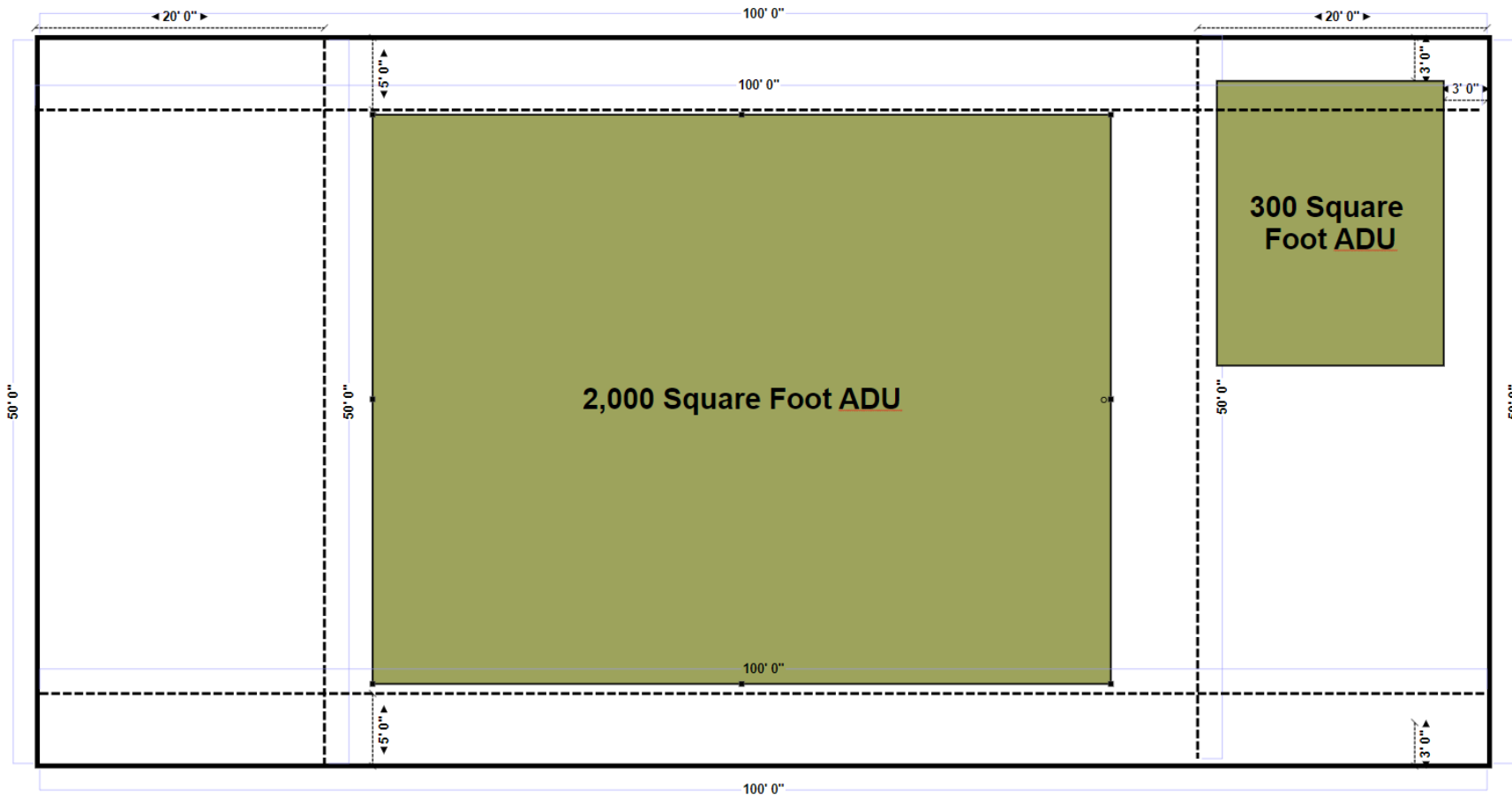


Figure 1: Shows single-story ADU occupying 30% of the rear yard setback area of a 50' x 100' R-1-5 lot. Primary home is 2,000 sf. Note that 300 sf ADU shown is smaller than the 500 sf maximum size allowed on this lot.

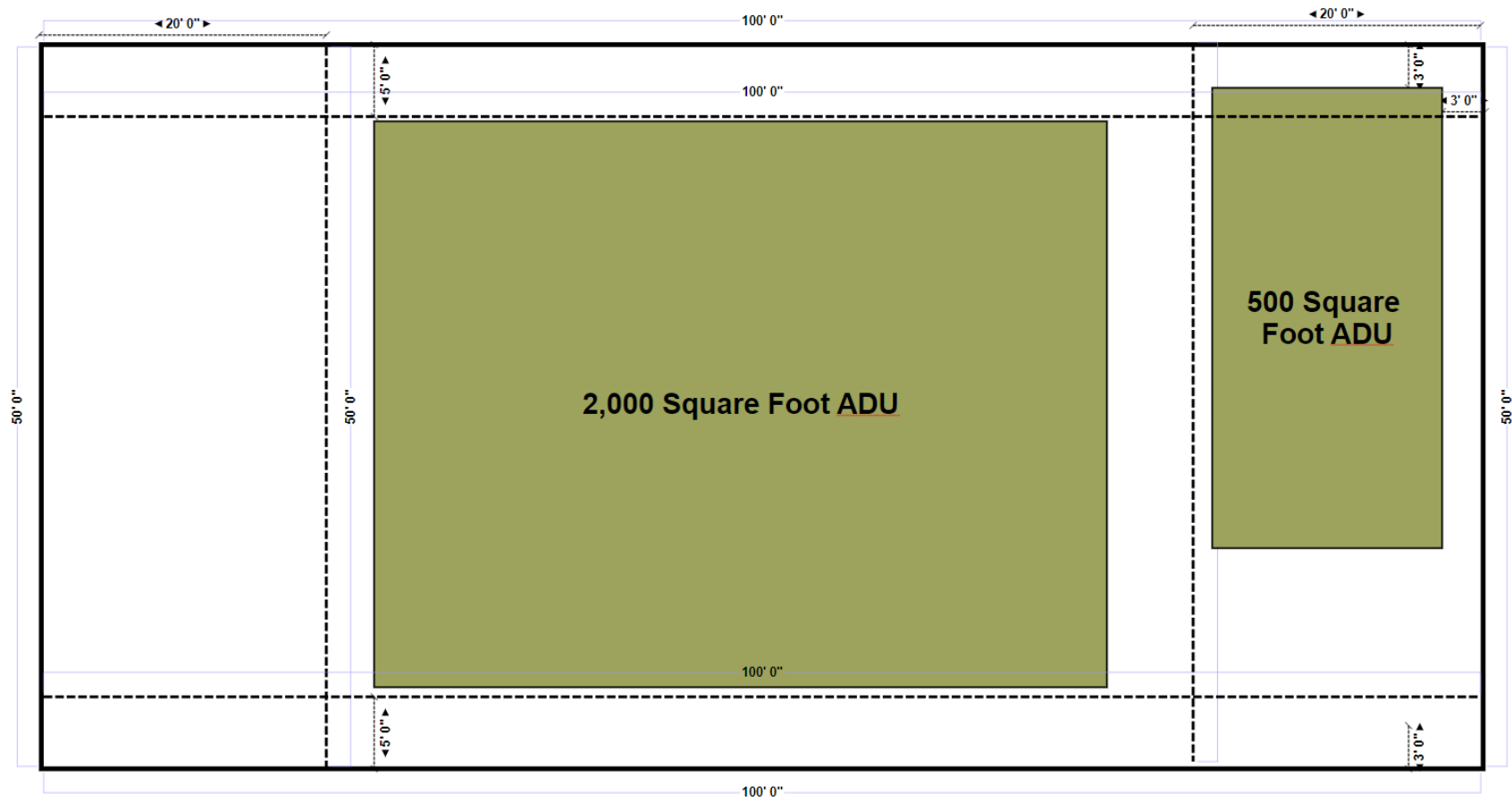


Figure 2: Shows single-story ADU occupying 50% of the rear yard setback area of a 50' x 100' R-1-5 lot. Primary home is 2,000 sf. 500 sf ADU shown is the maximum size allowed on this lot.

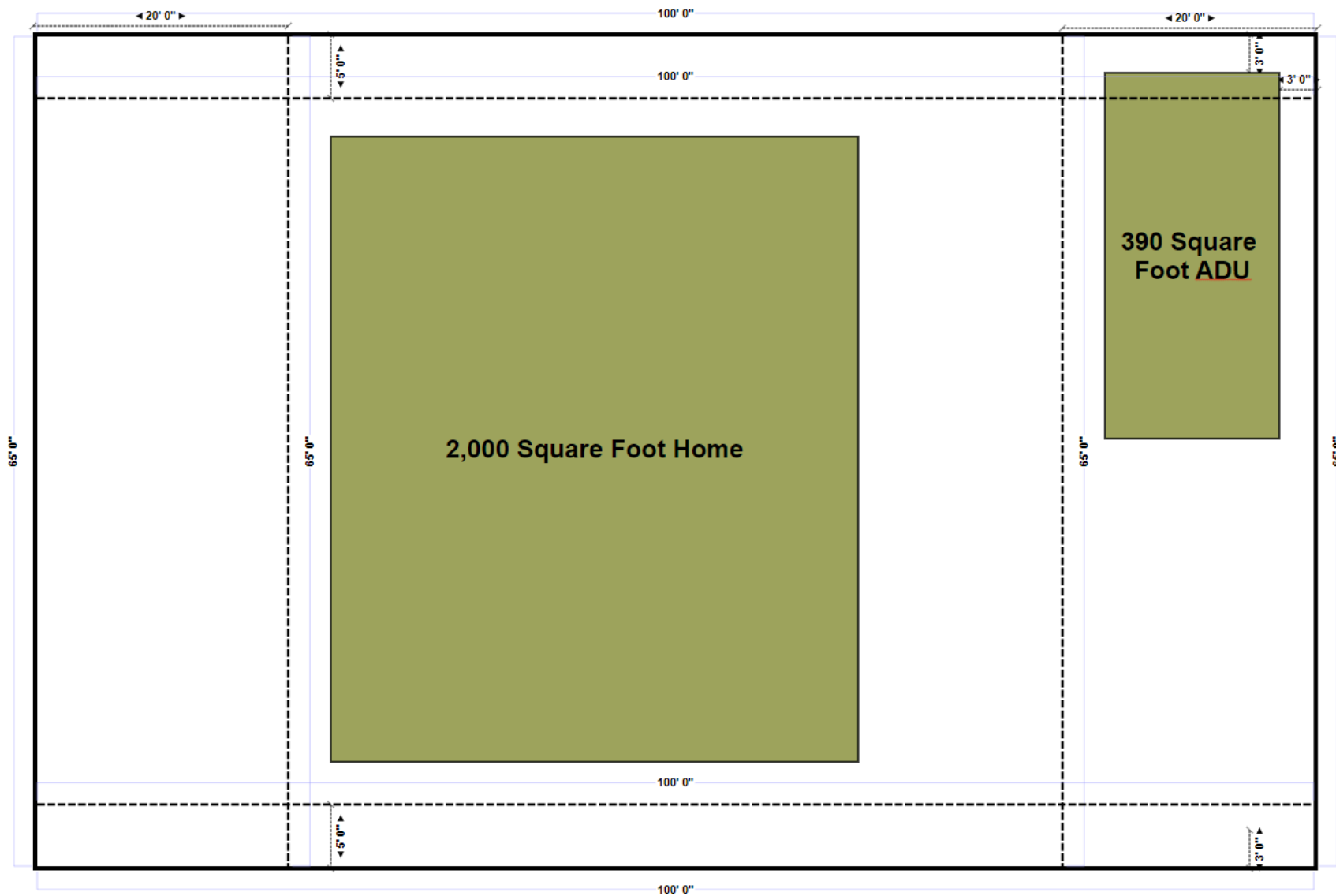


Figure 3: Shows single-story ADU occupying 30% of the rear yard setback area of a 65' x 100' R-1-5 lot. Primary home is 2,000 sf. Note that 390 sf ADU shown is smaller than the 650 sf maximum size allowed on this lot.

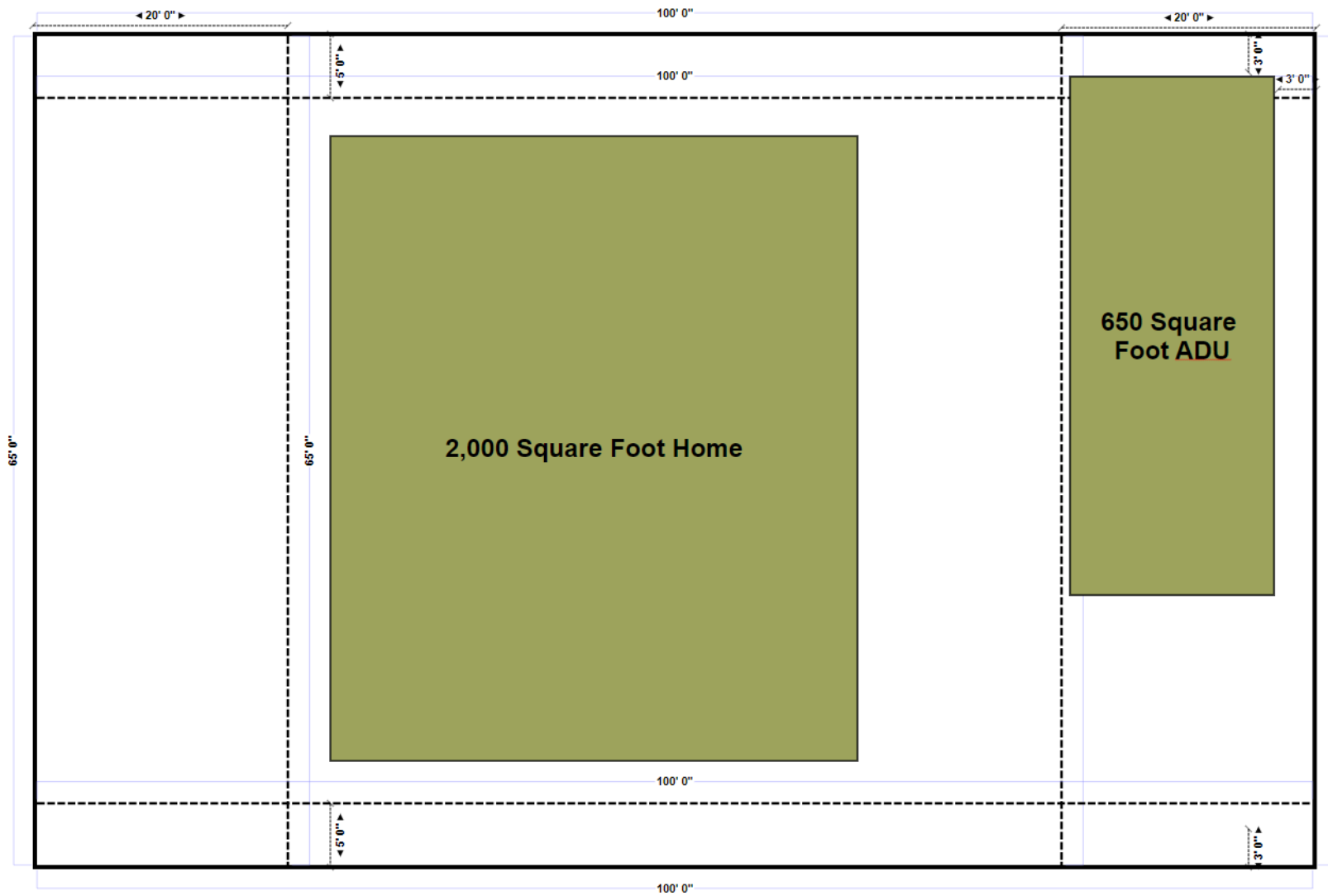


Figure 4: Shows single-story ADU occupying 50% of the setback area of a 65' x 100' R-1-5 lot. Primary home is 2,000 sf. 650 sf unit shown is the maximum size allowed on this lot.