

**CHAPTER 118**  
**ACCESSORY DWELLING UNITS**

- 118.010. Purpose
- 118.020. Definitions
- 118.030. Siting and Design Standards

**118.010. PURPOSE.** The purpose of this chapter is to provide specific requirements for accessory dwelling units, which are permitted by right in areas located within an Urban Growth Boundary, and zoned for single family residences.

**118.020. DEFINITIONS.** The following definitions apply to this chapter.

- (A) Single Family Dwelling: A permanent structure designated as a residence for one (1) family that, prior to the siting of an accessory dwelling unit, does not have a common wall with another residence of any type.
- (B) Accessory Dwelling Unit: An interior, attached, or detached residential structure that is used in connection with or that is accessory to a single-family dwelling.

**118.030. ACCESSORY DWELLING UNITS WITHIN AN UGB.** An accessory dwelling unit shall be allowed on a unit of land located within an UGB that is zoned for single family residential uses and contains a primary dwelling. Accessory dwelling units shall comply with the standards set forth in this section. Where the standards in this section conflict with other standards in the PCZO, the standards in this section shall be the applicable standard. Standards for accessory structures elsewhere in the PCZO shall not apply to accessory dwelling units. Accessory dwelling units within a UGB are permitted in the SR, AR-5, AR-10, AF-10, and RS zones provided:

- (A) One accessory dwelling unit shall be allowed for each detached single-family dwelling.
- (B) Accessory dwelling units:
  - (1) Shall not exceed 900 square feet, or 75 percent of the main dwelling's perimeter area, whichever is less.
  - (2) The maximum height of a detached accessory dwelling unit shall be 25 feet.
  - (3) May not be a manufactured dwelling.
  - (4) Must comply with all State building code requirements for a residence.
  - (5) Shall comply with the underlying zone's development standards for main dwellings, unless otherwise specified.
- (C) The main dwelling shall have an approved septic repair area, or shall be located within 300 feet of a sanitary sewer line.
- (D) Detached accessory dwelling units shall not be allowed within a front yard area.