

- district regulations for a business or industrial building on the side of a lot adjoining a dwelling district.
- b. For the purpose of the side yard regulations, a duplex or a multiple-unit building shall be considered as one building occupying one lot.
 - c. The minimum depth side yards for schools, libraries, churches, community houses, and other public and semi-public buildings in residential districts shall be 25 feet, except where a side yard is adjacent to a business or industrial district, in which case, the depth of that yard shall be as required for the district in which the building is located.
 - d. Open or lattice-enclosed fire escapes, outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues may project into the required rear yard for a distance of not more than five feet, but only where the same are so placed as not to obstruct light and ventilation.
 - e. In Zoning Districts "R-1" and "R-2", on a lot with an irregularly shaped rear property line or when the residence is located on the lot at an angle, rear yard dimensions shall be taken at each end of the building parallel to the sides, and a perpendicular measurement shall be taken from the rear of the building to the furthest point of the lot. The average of these three measurements shall equal at least 30 feet. However, in no case shall the building or structure be located less than 10 feet perpendicular from any property line. (A sketch illustrating how to measure for rear lot averaging shall be on file in the City offices).
 - f. Swimming pools and home barbecue grills may occupy a rear yard; provided both side and rear yards conform to the side yard requirements for the district in which they are located.
6. *Building Area.* The minimum floor area for dwellings shall be 1200 square feet in "R-1" District; 1000 square feet in "R-2" District; 900 square feet in "R-3" and "R-4" Districts; and 600 square feet per living unit in "R-5" District.

405.040 Standards Applicable to Specific Uses

In addition to the general use and development standards applicable to all districts, the following standards are specific to particular uses. These standards shall be met whether the use is a generally permitted use or a conditional use according to Table 405-2. The uses in this section may involve more specific types or formats of the uses generally enabled in Table 405-2

- A. **Accessory Uses, Generally.** All principal uses shall include accessory uses and structures that are clearly incidental to and customarily associated with the principal use. These uses and structures shall:
 1. Be compatible with the general character of the area and comparable to uses of other property in the vicinity.
 2. Not be constructed, maintained or conducted in a way that produces noise, vibration, noxious odor or material, any visible light, glare or other visible impacts that are harmful, damaging or disturbing to the adjacent property.
 3. Be conducted in a way that is consistent with the intent and objectives of all other design and development standards applicable to the property.
- B. **Accessory Dwelling.** Accessory dwellings shall be accessory to a primary residential use on the lot and subject to the following additional standards:
 1. One accessory dwelling may be permitted per lot, only when associated with a detached house.

2. Accessory dwelling units may be located in a detached accessory building or located within the principle building (such as an attic or basement apartment).
 3. The accessory dwelling shall not exceed 50 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
 4. One additional parking space shall be provided on site, although this provision may be waived if the context and circumstances of each dwelling unit prove the space unnecessary.
 5. The property owner shall occupy either the principal or accessory dwelling as their permanent residence.
 6. Occupancy of the accessory or principal unit is limited to family members related by blood, marriage or adoption or persons providing nursing or domiciliary care of assistance to the owner in exchange for lodging.
 7. The homeowner shall obtain an occupancy permit from the City every three years so that the accessory dwelling unit can be reviewed for compliance. Issuance of the occupancy permit shall be contingent on the homeowner filing a notarized affidavit by stating that the accessory dwelling unit complies with all standards and any all conditions of approval of any conditional use permit.
 8. The following additional design considerations apply to accessory dwellings:
 - a. The accessory dwelling shall be designed to maintain the architectural design, style, appearance and character of the principal building as a detached house.
 - b. A separate entrance to the accessory dwelling is not permitted on the front facade of the principal dwelling.
 - c. The accessory dwelling shall have a roof pitch, siding, and window proportions similar to that of the principal dwelling.
 - d. No exterior stairway to the second floor is permitted at the front of the building.
- C. **Home Occupation.** Home occupations shall meet all of the following standards:
1. Home occupations shall be entirely contained within the interior of a structure. A home occupation shall use no more than 30 percent of the total dwelling unit floor area.
 2. No person outside the family shall be employed at the location.
 3. No visible evidence of the business shall be apparent from the street or surrounding area. Signage shall be permitted per the requirements of Chapter 409. There shall be no outdoor storage or display of products, equipment, or merchandise other than of a type and quantity characteristically found at a single residential dwelling. The appearance of a dwelling shall not be altered to the extent that attention is drawn to the structure as a commercial or business operation.
 4. No traffic shall be generated by any home occupation in substantially greater volume than would normally be expected in a residential neighborhood. No vehicle or delivery truck shall block or interfere with normal traffic circulation. If parking for a home occupation occurs in a manner or frequency causing disturbance to the normal traffic flow for the neighborhood, the occupation shall be considered a business best handled in a commercial district rather than as a home occupation.
 5. A home occupation shall not create excessive noise, dust or dirt, heat, smoke, odors, vibration, glare or bright lighting which would be over and above that created by a single residential dwelling.
 6. Any business that provides care or instruction to children shall be limited to no more than two children at one time that are not members of the household.
 7. Home occupations that do not clearly meet all of these standards may only be permitted through a conditional use permit.
- D. **Temporary Storage.** Portable storage containers and temporary dumpsters may be permitted in conjunction with a building or construction permit. Where no building or construction permit is