

#### 18.08.045 Accessory dwelling units.

A. One accessory dwelling unit is permitted as subordinate to a single-family dwelling provided the following criteria are met:

1. Either the primary residence or the accessory dwelling unit must be occupied by an owner of the property;

2. Accessory dwelling units may not be subdivided or otherwise segregated in ownership from the primary residence structure when structures are attached;

3. Accessory dwelling units may not be provided with separate municipal utility services or utility accounts unless new connection fees are paid;

~~4. The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in EMC 18.02.135;~~

~~54.~~ The accessory dwelling unit shall contain not less than 300 square feet and not more than ~~800~~ 1000 square feet, excluding any related garage area; provided, if the accessory unit is completely located on a single floor, the director may allow increased size in order to efficiently use all floor area, so long as all other standards set forth in this section are met;

~~65.~~ The square footage of the accessory dwelling unit, excluding any garage area, shall not exceed ~~40-50~~ percent of the total square footage of the primary residence and accessory dwelling unit combined, excluding any garage area;

~~76.~~ There shall be one off-street parking space provided for the accessory dwelling unit, which is in addition to any off-street spaces required for the primary residence;

~~87.~~ In order to maintain the look of a single family residence and not duplexes, The-the construction of a second entry door facing on a street front for entrance into an accessory unit is prohibited; new entrances not facing on a street front are permitted on the sides and rear of a house, or on a front side facing on a street where no other door exists; provided, that existing single-family structures with two or more entry doors facing on a street shall not be prohibited from using one of those doors to access the accessory unit; and

~~98.~~ The accessory dwelling unit shall meet all technical code standards, EMC Title 16, including building, electrical, fire, and plumbing code requirements.

B. Accessory dwelling units ~~must~~ may be attached to the primary dwelling ~~and shall not be permitted in structures detached from the primary residence or in a detached building~~, including but not limited to guest cottages, detached garages, or workshops.

C. A site may not contain both an accessory dwelling unit and a business subject to the regulations in EMC [18.08.040](#) for a home occupation.

D. Permit Required. A zoning permit is required as provided in EMC [18.09.020](#), and shall not be issued if there are private covenants requiring the lot to have a single-family residence.

E. Administration.

1. Accessory dwelling unit permits shall be administered by the planning director.

2. The property owner shall file a ~~completed registration application form~~ letter affirming that at least one owner will occupy the primary residence or the accessory unit, ~~and agreeing to the limits on total number of residents and other standards as provided above. The registration application shall include a requirement for mailing labels for all owners of property lying within 200 feet of the site.~~

3. After receipt of a ~~complete application form~~ letter and prior to approval of any accessory dwelling unit, the director shall ~~inspect the property to~~ review submission to confirm that minimum and maximum size limits are met, required parking is provided, design limitations regarding front entrances are met, and technical code standards are met.

4. ~~The registration form or other~~ A form as required by the director shall be filed as a deed restriction with the Pierce County auditor's office to indicate the presence of the accessory dwelling unit, the requirement of owner occupancy, and other standards for maintaining the unit as described above.

~~5. The director shall report annually to the council on accessory dwelling unit registration, number of units and distribution throughout the town, average size of units, and number and type of complaint and enforcement related actions.~~

~~6. After approval, the director shall provide notice of the registration of the accessory unit to owners of property within 200 feet of the registered site. The notice shall state that the unit complies with the standards of this section, shall describe the requirements for maintaining the unit, and shall explain how to obtain general information and how to request inspections.~~

~~7. Cancellation of the accessory unit's registration may be accomplished by the owner filing a certificate with the director for recording at the Pierce County auditor's office, or may occur as a~~

~~result of enforcement action, based on a valuation of the requirements herein. The cancellation certificate will confirm that the residence has reverted to use as a single dwelling. (Ord. 99-23 § 4, 1999).~~