



# Type I Review

Fee: \$120.00 | File No. \_\_\_\_\_

## Accessory Dwelling Unit Application

\*Regulated by Dundee Municipal Code Chapter 17.203.260

### 1) Property Description:

Location: \_\_\_\_\_

Tax Lot \_\_\_\_\_ Zoning Designation \_\_\_\_\_

### 2) Applicant Information:

A) Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**The following Standards must be met for development of an accessory dwelling unit.**

1. An ADU is only permitted on a lot with a single-family detached dwelling per Table 17.202.020.
2. An interior or attached accessory dwelling is permitted for existing single-family dwellings in the C and CDB zones that meet the requirements of DMC 17.203.190.
3. An accessory dwelling shall not exceed 900 square feet, or 50 percent of the primary dwelling's floor area, whichever is smaller. An interior accessory dwelling that results from conversion of an existing level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the accessory dwelling would be more than 900 square feet.
4. Design Standards.
  - a. Exterior finish materials must visually match the exterior finish materials of the primary dwelling in type, size, and placement.
  - b. If the street facing facade of the ADU is visible from the street, its windows must match, in proportion and orientation, the windows of the primary dwelling.
  - c. A separate entrance shall be provided for the ADU.

5. The accessory dwelling shall meet all applicable standards for the underlying zone. The maximum height allowed for a detached ADU is 20 feet. A detached ADU must meet setbacks for a principal structure in Table 17.202.030.
6. Recreational vehicles, motor vehicles, travel trailers and other forms of towable structures shall not be used as an accessory dwelling unit.
7. An accessory dwelling unit may not be used as a vacation rental or short-term rental.
8. In addition to the number of parking spaces required for the primary residence, as established in DMC 17.304.040(C), one off-street parking space pursuant to DMC 17.304.040 must be provided for each bedroom of the accessory dwelling unit. Units without a separate bedroom are considered one bedroom. Parking spaces shall be paved and/or covered. [Ord. 563-2018 § 1 (Exh. A)].

**Submit the following information for review:**

- Site plan (to scale on 8 ½ x 11 or 11x14 paper) showing:
  - Location of all existing structures;
  - Driveways and Parking spaces;
  - Driveways; and,
  - Streets
  - Setbacks from the property line if the ADU is within a detached structure or an addition.
  - When an addition or a new structure is proposed, to show compliance with the Lot Coverage Standard, include the size, in square feet, of the footprint of all existing buildings and parking areas on the property.
  - The habitable square footage of the enclosed portion of all floors of the primary dwelling.
- Elevation plans (to scale) of any proposed structure showing height, exterior finish materials, windows, and entrances.
- If available at the time of land use submittal, corresponding structural, plumbing, and mechanical applications and two sets of building plans.

