

River Heights City Detached ADU Proposal Information					
	Noel	Keenan	Troy	Susan	Anna Lisa
Maximum Size of ADU	1200 or 50% of primary dwelling,	1200sqft			50% of primary dwelling but not to exceed 1200 sq ft
Minimum size of Lot	12,000 sqft , but total of primary and ADuNot exceed 40% of lot	.30 acre / 12,000 sqft Lot			12,000 sqft, but total of primary and ADU not to exceed 50% of lot
Building Height	15" single story or not to exceed maximum allowed in zone for ADu over garage	20' Max			shorter heights if allowed closer to property lines with other homes, taller allowed if not set as closely to the property lines. I like allowing 2nd stories in some cases. if primary home is single story, ADU should only be 1 story.
Water?Sewer connections	connect through primary lines	Must connect through primary			Water required to connect to primary home lines, but homes in my area of the city are mostly on septic, we can't connect to sewer so I would like to allow ADUs to connect to the same septic tank as the primary home OR have their own septic tank.
Utility Billing	Utilities billed to primary dwelling owner, ADU billed with all city charges also	Billed to Primary but ADU pays city fees			Utilities billed to primary dwelling owner, ADU billed with all city charges also
Parking requirements, # per unit	2 off street primary, 2 ADU and must be behind primary setback req	2 off street spaces in addition to 2 off street spaces for primary residence			1 off street space for 1 bedroom ADU, 2 spaces for 2 bedroom ADU, in addition to 2 off street spaces for primary residence.
Access to ADU	To ADU paved or roadbase	Paved, Roadbase			access to ADU is paved or roadbase
Minimum Rental time	30 Days Minimum	30 day Minimum			30 day Minimum
Owner Requirements	Owner must resided in either primary or ADU	Owner occupied (one or the other)			Owner occupied (one or the other)
Absentee Owner Limits (How long an owner can be away from the property)	.	Part of the C.U.P. I think this should be done on a case by case basis. Thinking about senior Missionary couple or Sunbirds.			
Setback between main and ADU	10" minimum	10' minimum			10' minimum
Setback from rear	5'	5'			5'
Setback for side	5' or 20 if on a corner lot				5' or 20 if on a corner lot
Conditional use required?	Yes	Yes			Yes
License Required?	yes				Yes, if this means a building license
Structural appearance	Match asthetic of primary dwelling	Match asthetic of home			Match asthetic of primary dwelling
Occupancy limit?	2 per bedroom	2 per room			2 per bedroom
Number of bedrooms allowed?	2	2			2
What zones are ADU allowed	All zones except SPUD	All zones meeting lot size requirements			All zones except SPUD
Can any portion of ADU be subleased?	No	No			No

Variance to requirements allowed to accommodate ADU?	No				No	
Portable vs. Fixed		Fixed				