

## Definitions: Zoning Ordinance

**ACCESSORY DWELLING UNIT:** A structure subordinate to the principal use on the same lot or premises having kitchen facilities and at least one bathroom, to be occupied as a residence, which is incidental to the use of the principal building.

**Tiny Homes on Wheel:** An accessory structure with a footprint between one hundred (100) and four hundred (400) square feet in size that provides seasonal or year-round independent living facilities, including provisions for living, sleeping, eating, cooking, and sanitation, and has been certified to meet the required building standards.

### Accessory Dwelling Units and Tiny Homes on Wheels

- A. Purpose: The purpose of the accessory dwelling unit and Tiny Homes on Wheels regulations is to define an accessory dwelling unit and Tiny Home on Wheels; address under what circumstances it is appropriate to allow increased density on a lot; and address the impacts an accessory dwelling unit or Tiny Home on Wheels may have on the surrounding area such as sanitation, increased, traffic, and compatibility with the neighborhood.
- B. Applicability: The standards of this section apply to all accessory dwelling units created after June #,2023, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
- C. General Provisions
  - a. Accessory Dwelling units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached accessory dwelling units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising the remaining floor area.
  - b. Only one (1) accessory dwelling unit is permitted on a lot.
  - c. Accessory dwelling units are only permitted in conjunction with single-family residences in residential high and low zones. In Commercial district accessory dwelling units are permitted in conjunction with commercial buildings and are considered mixed-use.
  - d. The floor area of an accessory dwelling unit (ADU) is limited to no more than 1/3 of the gross square footage of the principal building, or no greater than one thousand two hundred (1,200) square feet, which ever is less.
  - e. The floor area of an accessory dwelling unit (ADU) must be greater than three hundred (300) square feet.
  - f. Gross square footage calculations for Accessory Dwelling Units is measured from the exterior face of the exterior wall and excludes unusable attics, exterior, garages, stairs, and parking area.
  - g. Shall provide for one parking space, exclusively for the ADU, in addition to the minimum required for the principal residential dwelling unit. All parking must be contained on-site. No parking is allowed on the street.
  - h. Shall provide a private, exterior doorway access.
  - i. Shall be subject to regulations and requirements as outlined in each zoning district.
  - j. Shall require a building permit;
  - k. Shall be located on the same lot as the principal residential dwelling unit;

- I. Sold Separately Prohibited: An accessory dwelling unit may not be sold separate from the primary dwelling and lot.
- D. Occupancy Restrictions
  - a. An accessory dwelling unit may be rented out on a long term basis only, thirty (30) consecutive days or more.
- E. Restrictions: Tiny Homes on Wheels
  - a. The proposed moveable Tiny Home on Wheels must be licensed and registered with the Idaho Transportation Department Division of Motor Vehicles.
  - b. Wheels may not be removed from the Tiny Home. Applicant/owner of the Tiny Home on Wheels shall be responsible for placement of the Tiny Home on Wheels per manufacturers specifications.
  - c. If Tiny Homes on Wheels are removed from the City of Carey Ordinances as an allowable use, no structure shall be considered legally non-conforming.

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