

## PROJECT NARRATIVE

### MICC

#### 19.02.010:

**Single-family.** A use not permitted by this section is prohibited.

A. Uses permitted in Zones R-8.4, R-9.6, R-12, and R-15.

8. Accessory dwelling units (ADU) subject to conditions set out in MICC

19.02.030

**Answer:** The lot is zoned RM 9.6 which allows ADUs subject to 19.02.030.

#### 19.02.030(B)(1):

**Minimum Lot Size.** The minimum lot size for the principal unit under MICC 19.02.020(A) is satisfied.

**Answer:** The minimum lot size under 19.02.020(A) for this zone is 9,600 sf. The lot size is 20,857 sf. Complies

#### 19.02.030(B)(2):

**Number of Units.** Up to two attached or detached accessory dwelling units are permitted per lot pursuant to subsection 6 below.

**Answer:** One attached unit is proposed. Complies.

#### 19.02.030(B)(4):

**Size and scale.** The square footage of the accessory dwelling unit shall be a minimum of 220 square feet and a maximum of 1,000 square feet, excluding any garage area.

**Answer:** The area of the ADU is proposed to be 658 sf. Complies.

#### 19.02.030(B)(9):

**Parking.** All single-family dwellings with an accessory dwelling unit shall meet the parking requirements pursuant to MICC 19.02.020(G) applicable to the dwelling if it did not have such an accessory dwelling unit, except as provided below:

c. Two off-street parking spaces are required per unit with development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits

**Answer:** The lot is greater than 6,000 sf and two off-street parking spaces are proposed (located on the existing driveway) in addition to the existing 2 car garage for the existing dwelling. Complies.