



Lilypad Homes

Ross Accessory Dwelling Unit Code Summary

This information was compiled from documents and municipal code available on the [Ross website](#). This document was last updated on 8/23/17.

ADU Municipal Code	Chapter 18.42
Application Fee	\$994 administrative review fee; \$4600 fee if town council review is required to grant an exception
ADU Permit	An ADU permit is required
Permitted Zones	An accessory dwelling unit is allowed on any parcel in a single-family residential zoning district with a primary unit.
Minimum Lot Size	Must be larger than 5000 square feet
Floor Area Ratio	<p>The floor area ratio requirements enumerated under Chapters 18.16 (single family districts), 18.32 (special building site districts), and 18.39 (hillsides) shall apply to accessory dwelling units, except that floor area shall not be a basis for denying an application to create an accessory dwelling unit within the primary unit or to convert an existing accessory structure into an accessory dwelling unit, provided that the accessory dwelling unit has independent exterior access. Once constructed, the accessory dwelling unit shall count as floor area.</p> <p>The town council may grant a floor area bonus of up to 500 square feet if the newly constructed accessory dwelling unit is to be rent-restricted for a very low income household. Any floor area exception shall only apply to the area of a new accessory dwelling unit and shall not be granted to allow an addition to the primary residence or traded off for an addition to the primary residence in the future.</p>
Lot Coverage	See Municipal Code chapters 18.16 (single family districts), 18.32 (special building site districts), and 18.39 (hillsides) for details.

Setbacks	<p>See Municipal Code chapters 18.16 (single family districts), 18.32 (special building site districts), and 18.39 (hillsides) for details.</p> <p>No setback shall be required for an existing garage or accessory/detached building that is converted to an accessory dwelling unit provided it meets fire and building code requirements.</p> <p>An accessory dwelling unit constructed above a garage shall have a minimum setback of five feet.</p>
Owner Occupancy	Required in ADU or primary dwelling
Short Term Rentals	Shall not be rented for less than 30 consecutive days
Maximum Unit Size	1000 square feet, excluding any covered parking area. The town council may grant an accessory dwelling unit size increase to 1,200 square feet.
Height Limit	<p>If added to the existing primary living unit, the location of the accessory dwelling unit shall not create an additional story above the first floor.</p> <p>Accessory dwelling units newly constructed as such or added to an accessory building shall be limited to a single story with a maximum building height of eighteen feet at any point when measured from either existing or finished grade; when an accessory dwelling unit is located above a garage, the structure shall not exceed 25 feet.</p> <p>The town council may grant an exception to the location standard to allow a newly constructed accessory dwelling unit above an existing first floor. The town council may grant an accessory dwelling unit height increase to two stories with a maximum building height of thirty feet at any point when measured from either existing or finished grade, whichever is lower.</p>
Parking Requirements	<p>One parking space shall be provided for each bedroom provided by the accessory dwelling unit in addition to those required for the primary unit.</p> <p>(1) The location of the required parking space(s) shall not obstruct the parking of the primary unit. The required parking space(s) may be in tandem and within the setback areas but shall be screened from public view.</p> <p>(2) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, the off-street parking spaces shall be replaced. The</p>

	<p>replacement parking spaces may be located in another configuration on the same lot as the accessory dwelling unit and may be covered, uncovered, or tandem spaces.</p> <p>Off-street parking is not required for an accessory dwelling unit in any of the following instances:</p> <ol style="list-style-type: none"> (1) The accessory dwelling unit is located within one-half mile of public transit. (2) The accessory dwelling unit is located within a historic district. (3) The accessory dwelling unit is part of the existing primary unit or an existing accessory structure; provided that where an existing garage is converted into an accessory dwelling unit, the conversion shall not eliminate any required off-street parking for the primary unit. (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. (5) When there is a dedicated parking space for a car share vehicle located within one block of the accessory dwelling unit.
Architectural Considerations	<ol style="list-style-type: none"> (a) Preservation of Existing Site Conditions. All areas disturbed by construction of an accessory dwelling unit must be finished to a natural appearing configuration and planted or seeded to prevent erosion. (b) Relationship Between Structure and Site. All new accessory dwelling units constructed on sloping land shall be designed to relate to the natural land forms and step with the slope in order to minimize building mass, bulk, and height and to better integrate the structure with the site. (c) Materials and Colors. Accessory dwelling unit construction shall be of the same exterior materials, color, and style as that of the primary living unit including roof, eaves, windows, and doors. (d) Exterior Lighting. Any lighting installed as part of a second residential unit project shall be shielded and directed downward. Lighting shall be low wattage and incandescent. (e) Natural Environment. All secondary unit construction shall be subject to the tree protection provisions and regulations included in Chapter 12.24 of this code. (f) Landscaping: Landscaping shall include such plantings as necessary to screen the appearance of structures as seen from off-site locations and to screen architectural and mechanical elements such as foundations, retaining walls, condensers, and transformers. (g) Visual Focus. Where visibility exists from adjacent roadways, no accessory dwelling unit shall be located between the adjacent roadway and the primary living structure.
Kitchen Requirements	<p>A kitchen shall include all of the following: a sink with hot and cold running water; a range or stove and oven; at a minimum, an apartment-sized refrigerator; and built-in dish and utensil storage spaces. A kitchen may also include any of the following: microwave, convection oven, hot plate or automatic dish washer.</p>

Miscellaneous	<p>The town council may grant an exception to the number of accessory dwelling units permitted on a lot or parcel to permit two accessory dwelling units on a parcel or lot, provided the parcel or lot is at least one acre in size.</p> <p>If the accessory dwelling unit proposed to be developed is in a Special Flood Hazard Area identified on the town Flood Insurance Rate Map and/or in an area known for flooding, the finished floor level of the improvements shall be above the base flood elevation.</p>
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