

19.18.020 Accessory Buildings and Uses.

Accessory uses are customarily incidental and subordinate to the principal use of a structure or site. Therefore, new accessory uses may only be permitted when a principal use has been established. They must be: clearly secondary to, supportive of, and compatible with the principal use(s); consistent with the purpose of the zoning district; and comply with this Title. The land use category of an accessory use shall be the same as that of the principal use(s) as listed in Table 19.14-1, unless otherwise specified.

(1) Accessory Housing.

(a) Legislative Intent. The term “accessory housing units” as used in this section includes “accessory dwelling units” (ADUs) and “caretaker dwellings” as defined under YCC 19.01.070. Accessory housing that conforms to the standards in this Section shall not be counted toward the allowable density for the lot upon which it is located and shall be considered a residential use consistent with the comprehensive plan and zoning designation for the lot. The purpose of the accessory housing provisions is to:

- (i) Provide property owners with an opportunity for extra income, companionship and security;
- (ii) Better utilize existing infrastructure and community resources (sewer, water, roads, etc.);
- (iii) Provide a housing type that allows flexibility to respond to changing needs and lifestyles;
- (iv) Add to and diversify the supply of affordable housing;
- (v) Protect neighborhood character and stability by ensuring accessory housing units are compatible with surrounding land uses;
- (vi) Provide the opportunity for relatively independent living for the elderly or disabled with support from neighboring family or other care-giver, with a preference for attached or detached accessory dwelling units; and
- (vii) Accommodate caretaker dwellings, as defined in 19.01.070 in commercial, industrial, and mining zones.

(b) General Requirements.

- (i) Off-street parking shall be provided as required in Chapter 19.22.
- (ii) The accessory housing unit shall meet current standards of the residential, building, mechanical, electrical, and energy codes as required for single-family dwellings.
- (iii) The accessory housing unit shall have the same building setbacks as the primary structure.
- (iv) A lot shall contain only one Caretaker Dwelling ~~one accessory housing unit~~.
- (v) A lot shall only contain one single-family dwelling unit and up to a maximum of two ADUs.

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- (v) Within UGAs, a lot shall only contain one single-family residence, and up to a maximum of two ADUs (attached, detached, or both). Outside Urban Growth Areas (UGAs), one ADU may be permitted per lot, provided it is consistent with the rural character, does not interfere with the long-term viability of designated resource lands, and aligns with the goals and policies of the Comprehensive Plan.

(c) Additional Standards for Accessory Dwelling Units. An accessory dwelling unit (ADU) is a permitted use, secondary to the primary use of a detached single-family dwelling, subject to all of the following conditions:

(i) ADUs shall not be allowed on parcels containing a duplex, multi-family dwelling, or a commercial or industrial structure/use.

(ii) The ADU and the primary residence shall share a common driveway unless the two units are allowed to access different roads.

(iii) A home business may be allowed, subject to Section 19.18.240, in either the ADU or the primary residence, but not both.

(iv) Size: The ADU's floor area shall be smaller than the primary residence.

(v) Compatibility:

(A) Where authorized by the Allowable Land Use Table 19.14-1 in Chapter 19.14 ADUs may be attached to or detached from the primary residence or other permitted structure.

(B) Potable water: The ADU and the primary residence shall both connect to a public water system as defined in Section 19.01.070, and shall meet Yakima Health District requirements.

(C) Sanitary disposal system: within an Urban Growth Area, the primary residence and the ADU shall both be connected to a public sewer system as defined in Section 19.01.070 and required in YCC 19.25-2 for two connections. Outside of the UGA, the requirements of YCC 19.25-2 for two connections shall apply. All sanitary disposal systems must meet Yakima Health District requirements.

(vi) Elimination. The Reviewing Official retains the right with reasonable notice to withdraw occupancy approval if any of the requirements under Subsections (1)(b) and (c) of this Section are violated. If the County withdraws occupancy, the property owner may:

(A) If attached, merge the existing ADU to the primary residence; or

(B) If detached, use the building for an approved use only or remove the structure from the premises.

(d) Additional Standards for Caretaker Dwellings. One caretaker dwelling for the occupancy of guards, watchmen, or property caretakers is permitted as an accessory use in the SCC, LCC, GC, M-1, M-2, and MIN zoning districts. A caretaker dwelling is also permitted in the B-1, B-2, and HTC districts when the dwelling is located within the structure used for the principal use. No other dwelling unit(s) shall be allowed on the same parcel.