

17.18.020 District use chart.

The use chart located on the following pages is made a part of this section. The below acronyms apply to the following use chart. For listed uses, if a cell within the chart is blank under a specific district column, that use is not allowed. For unlisted uses, the city administrator shall determine if said unlisted use is similar to one that is already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with that use and other applicable provisions of the CMC.

PRM – Permitted Use

ACC – Accessory Use

CUP – Conditional Use Permit

HOP – Home Occupation Permit “A” or “B”

PUD – Planned Unit Development

* = Located on upper floors only unless as otherwise permitted in CMC [17.30.050](#)

** = Existing residence only, as of the date of adoption of the ordinance codified in this section

	SF	SR	AR	MF	P	DB	C/LI	WI
Residential Uses								
Accessory Dwelling	ACC	ACC CUP	ACC CUP	ACC CUP				
Accessory Structure	ACC	ACC	ACC	ACC				
Adult Family Home	CUP	CUP	CUP	CUP				
Caretaker’s Residence for Adult Family Home	ACC	ACC	ACC	ACC				
Aircraft Hangar – Personal Use			ACC					
Assisted Living Facility				PRM				
Caretaker’s Residence for Assisted Living Facility				ACC				
Bed and Breakfast	CUP	CUP	CUP	CUP				
Boarding/Lodging House	ACC	ACC	ACC	ACC				
Caretaker’s Residence for Boarding/Lodging House	ACC	ACC	ACC	ACC				
Condominiums – Residential	PUD	PUD	PRM	PRM				
Congregate Care	CUP	CUP	CUP	CUP				
Convalescent Home/Nursing Homes				PRM				
Caretaker’s Residence for Convalescent Home/Nursing Homes				ACC				

	SF	SR	AR	MF	P	DB	C/LI	WI
Day Care Center		CUP	CUP	PRM		PRM	PRM	PRM
Day Care, Family Home – A	ACC	ACC	ACC	ACC		ACC	ACC	
Day Care, Family Home – B	CUP	CUP	CUP	CUP		CUP	CUP	
Day Care, Mini	CUP	CUP	CUP	PRM		PRM	PRM	PRM
Duplex Dwelling		PRM	PRM	PRM		PRM**	PRM**	
Foster Home	ACC	ACC	ACC	ACC				
Home Occupation – Group A	ACC	ACC	ACC	ACC				
Home Occupation – Group B	CUP	CUP	CUP	CUP				
Manufactured Home	PRM new	PRM old	PRM new	PRM new				
Manufactured Home Park – See Planned Unit Development								
Multifamily Dwelling (Attached or Detached)		PRM		PRM		PRM*	PRM*	
Planned Unit Development	PUD	PUD	PUD	PUD				
Single-Family Dwelling	PRM	PRM	PRM	PRM		PRM**	PRM**	

17.72.110 Accessory dwelling units.

The minimum conditions for accessory dwelling units shall be as follows:

- A. Only one accessory dwelling unit shall be allowed per building lot or home site in conjunction with a single-family structure, even if such structure is built on more than one platted lot.
- B. An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit.
- C. The property owner (which shall include title holders and contract purchasers) shall occupy either the primary unit or the accessory unit as their permanent residence. An annual ownership certification shall be required to ensure this condition is maintained.
- D. The accessory dwelling unit will require one **off-street** parking space, which is in addition to any off-street spaces required for the primary single-family dwelling unit.
- E. The floor area for the accessory dwelling unit shall in no case exceed 900 square feet, nor be less than 300 square feet, and the accessory dwelling unit shall contain no more than two bedrooms. Additionally, the square footage of the accessory dwelling unit shall be no more than 50 percent of the area of the primary single-family dwelling.
- F. An accessory dwelling unit, together with the primary single-family dwelling unit and other accessory buildings or structures with which it is associated, shall conform to all other provisions of this code, and no variance of yard setback or building lot coverage requirements will be granted.
- G. The accessory dwelling unit shall meet the minimum requirements of the International Building Code, International Fire Code, health district and all other local, state and federal agencies.
- H. The accessory dwelling unit shall have separate utility connections **when feasible. If separate utility connections are not feasible the utilities will be charged as a duplex**; however **in both cases**, the property owner, as shown on the Chelan County assessor records, shall be responsible for ensuring the utility bills associated with both the primary and accessory are paid in a timely fashion.
- I. Future subdivision shall require compliance with all applicable provisions of the CMC including, without limitation, minimum lot size and yard area requirements.
- J. Conversions of accessory storage structures, including without limitation garages and carports, to accessory dwelling units shall only occur when that existing structure meets the required yard setbacks for a residence, including without limitation the rear and side yard requirements. (Ord. 1196 § 4 (Exh. D), 2011; Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

Other conditions to be considered:

An ADU may not be rented for a term of less than 30 days.

A deed restriction must be filed with the County prohibiting the sale of the ADU as a separate residence and verifying that the unit complies with the City's requirements.

ADU should be compatible with and reflect the architectural character of the main house, utilizing its features such as roof type, window patterns, materials, and general style.

Legalization of unpermitted ADUs, flexibility on standards (page 3) from Tacoma:

<https://tacomapermits.org/wp-content/uploads/2019/05/2019-ADU-Design-Booklet.pdf>