

Page 2-11 Definitions

ECHO Housing or ECHO Unit: An Elder Cottage Housing Opportunity which is a temporary accessory use that permits residents or caregivers to occupy two dwelling units on a single-family residential zoned lot. See Article X.

Page 4-16 No Change

An ECHO unit (also known as mother-in-law flat) approved pursuant to Section 10.12.11 does not redefine a single-family dwelling as a two-family dwelling for the purposes of this Ordinance

“RC” in RR, R-1, R-2,

RS-1, RS-2, CE

and AG

Table 4-2 REMOVE THE Special use and replace with Right with Conditions

Accessory Uses, Buildings & Structures	AG	TR	ED	CEP	CE	R-1	R-2	RR	RS-1 RS-2	B-1	M-1	M-2	PDD	Special Standards Section #
ECHO Unit	RC				RC	RC	RC	RC	RC					10.12.11

Section 7.7 TWO DWELLING UNITS ON A LOT –no change

Except as provided in Section 10.12.11 for ECHO housing or Section 7.15 for temporary buildings, no lot on which a dwelling unit is permitted may have a second dwelling unit erected on the lot unless the size of the parcel is large enough and the dwelling unit is

located such that the lot could be divided in a manner that fully conforms with this Ordinance, if the structure were ever occupied on a permanent basis. Second dwellings on lots at the time of the adoption of this Ordinance are nonconforming and shall only be occupied seasonably, temporarily or as an ECHO housing unit unless the lot is large enough to permit splitting in conformance with this Ordinance

10.12.11 ECHO Housing: ECHO housing dwelling units are permitted as a **Conditional Use** in the RR, R-1, R-2, RS-1, RS-2, CE, and AG Districts when in conformance with the following requirements:

A. An ECHO Unit must be an accessory use on a lot containing one, and only one, single-family residential structure, and there may be a maximum of one (1) ECHO dwelling unit per lot.

B. The ECHO Unit may be an expansion or alteration of the principal dwelling unit, garage, or a new separate building. If a separate building, the ECHO Unit shall comply with all setback requirements and lot coverage requirements as a principal building, and shall be located not less than ten (10) feet from the existing single-family residential structure.

C. The property owner may reside in either the accessory (ECHO) Dwelling Unit or the principal dwelling unit.

D. Potable water and wastewater disposal shall be provided, as required by the District Health Department.

E. Dwellings modified in conjunction with an ECHO Dwelling Unit shall, on sides adjacent to streets, retain the appearance of a single-family dwelling.

F. The ECHO Dwelling Unit shall provide adequate access for emergency vehicles.

G. The ECHO Dwelling Unit shall meet all applicable construction codes for a dwelling.

H. One (1) additional off-street parking space shall be provided.

I. Separate sale or ownership of the ECHO Dwelling Unit from the primary dwelling on a lot or parcel is prohibited. No person who is not a relative of the property owner shall be permitted to reside in the ECHO Unit, except for a caregiver.

J. If the ECHO Unit is a separate removable structure like a manufactured home, the ECHO Unit must be removed from the property within six (6) months of the ECHO Use ceasing. If the ECHO Unit is an expansion or alteration of a single-family structure, upon cessation of the ECHO use, the ECHO Unit shall no longer be considered a separate living unit and shall be considered to be incorporated into the single-family structure.