

# Accessory Dwelling Units (ADU) - Single-Family



## Accessory Dwelling Unit (ADU):

An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with an existing or proposed primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and bathing on the same parcel as the single-family or multifamily dwelling is or will be situated.

## Junior Accessory Dwelling Unit (JADU):

A dwelling unit contained within an existing or proposed primary residence or accessory dwelling unit. It shall include permanent provisions for living, sleeping, eating, cooking, and bathing, however the unit may share bathing facilities with the attached unit.

### Establishment of Units

- Properties zoned for residential use which have an existing or proposed single-family dwelling may have an ADU and/or JADU.
- Cannot be used for short-term rentals and must be rented for at least 30 days or more.
- Proof of adequate sewer service shall be provided by applicant and permitted in compliance with all applicable ordinances.

### Number of Units

- **ADU:** A maximum of one (1) per property.
- **JADU:** A maximum of one (1) per property, only if the primary dwelling unit or JADU is owner-occupied.

*Note:* A property may have up to three units (primary dwelling unit, ADU, and JADU) if one of the units is owner-occupied. Otherwise, a maximum of two (2) units (primary dwelling unit & ADU) is permitted.

### Parking

#### **Accessory Dwelling Units:**

- One (1) parking space is required for each ADU unless one (1) or more of the following apply:
  - The property is located within 1/2 mile walking distance of public transit including bus stops.
  - The property is located within an architecturally or historically significant area.
  - The ADU is part of a proposed or existing single-family residence or accessory structure (i.e. this is not a free standing ADU).
  - If off-street parking permits are required but not offered to the occupant of the ADU.
  - If a car share vehicle is located within one (1) block of the ADU.
  - If the ADU has no bedrooms (i.e. studio units).
- If the ADU is converted from or requires the removal of an existing garage, carport, or covered parking structure, replacing the parking removed is not required.
- Parking may be located in setback areas unless it is not feasible based upon topography, or fire and life safety.

#### **Junior Accessory Dwelling Units:**

- No parking required;
- Replacement parking required for garage conversions.

### Development Standards

- Areas within an existing primary dwelling unit may be converted into an ADU and/or JADU subject to the development standards.
- Permitted detached accessory structures located on the same property as the primary dwelling unit may be converted into an ADU or ADU with a JADU. This includes but is not limited to detached garages, workshops, storage structures, etc.
- ADU's and JADU's converted from existing permitted structures (converted ADU/JADU), including but not limited to the single-family residence, detached garages, etc., may only be expanded to accommodate ingress and egress by a maximum of 150 square feet.
- ADU's may be attached or detached to the primary dwelling unit.
- JADU's shall be contained within or attached to an existing primary dwelling unit or ADU.

### Accessory Dwelling Units:

- Size:** Attached ADU: Up to 50% of the area of the primary dwelling unit, to a maximum of 1,200 square feet; 800 square foot maximum within the setback area where permitted.  
Detached ADU: 1,200 square foot maximum within building site area, 800 square foot maximum within the setback area where permitted.  
Converted ADU: Shall not exceed the square footage of the converted structure, in accordance with the size requirements above.

*Note:* Area of a attached/ detached 800 square feet ADU is excluded from lot coverage calculations where lot coverage calculations apply.

- Location:** Building Site Area: May be sited in accordance with the base zoning regulations.  
Front Setback: Shall be permitted only to the extent necessary to enable the construction of an 800 square foot ADU, if not permissible in the side and rear yard, and shall maintain a minimum setback of four (4) feet from the front property line.  
Side and Rear-Setback: Shall maintain a minimum setback of four (4) feet from all property line.

- Height:** Building Site Area: Same height limitations as the base zoning regulations.  
Front, Side and Rear Setback: Maximum height of 16 feet or 18 feet\*

*Note:* If ADU is converted within an existing permitted structure or a new structure located in the same area and height dimensions of an existing permitted structure, there are no additional setback or height requirements.

### Junior Accessory Dwelling Units:

- Size:** 500 square foot maximum  
**Location:** Shall be located within or attached to an existing or proposed single-family dwelling or ADU.  
**Height:** Shall be limited to the height limits of the zoning district.

\*if the ADU is within 1/2 mile walking distance of a public transit including bus stops.

# Accessory Dwelling Units (ADU) - Multifamily

## **Accessory Dwelling Unit (ADU):**

An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and bathing facilities on the same parcel as the single-family or multifamily dwelling is or will be situated.

### **Establishment of Units**

- Attached Accessory Dwelling Units (ADUs) from converted areas are only permitted on a property with an existing multifamily project. Attached ADUs shall not be developed with new multifamily residential projects.
- Detached ADUs are permitted on a property with an existing or proposed multifamily residential project
- Junior Accessory Dwelling Units (JADUs) are not permitted.
- Cannot be used for short-term rentals and must be rented for at least 30 days or more.
- Proof of adequate sewer service shall be provided by applicant and permitted in compliance with all applicable ordinances.

### **Number of Units**

- **Attached ADU (from converted areas):** The maximum number of ADUs established from converted areas shall not exceed 25% of the number of existing (non-ADU) units rounded down to the next whole number, with a minimum of 1 unit.  
(e.g. 7 units x 25% = 1.75 ADUs, this is rounded down to 1 ADU)
- **Attached ADU (from non-converted areas):** Not permitted
- **Detached ADU:** In addition to attached ADUs allowed in converted areas, a maximum of two (2) detached ADUs are permitted per property.

Note: Only portions within an existing structure may be converted which are not used as livable space into an ADU. This includes but is not limited to storage rooms, basements, garages, etc.

### **Parking**

- One (1) parking space is required for each ADU unless one (1) or more of the following apply:
  - The property is located within a 1/2 mile walking distance of public transit including bus stops.
  - The property is located within an architecturally or historically significant area.
  - If off-street parking permits are required but not offered to the occupant of the ADU.
  - If a car share vehicle is located within one block of the ADU.
  - If the ADU has no bedrooms (i.e. studio unit).
- If the ADU is converted from or requires the removal of an existing garage, carport, or covered parking structure, replacing the parking removed is not required.
- Parking may be located in setback areas unless it is not feasible based upon topography, or fire and life safety.



### **Development Standards**

**Size:** Attached ADU (established from converted areas): 1,200 square foot maximum per unit. An existing structure shall not be enlarged to establish or increase the size of an ADU.

Detached ADU: 1,200 square foot maximum.

**Location:** Building Site Area: May be sited in accordance with the base zoning regulations.

Front Setback Area: Shall be permitted only to the extent necessary to enable the construction of an 800 square foot ADU if not permissible in the side and rear yard, and shall maintain a minimum setback of four (4) feet from the front property line.

Side and Rear Setback: Shall maintain a minimum setback of four (4) feet from all property line.

**Height:** Attached ADU: Same height limitations as the base zoning regulations in building site area; maximum height 16 or 18 feet,\* if ADU located in setback area.

Detached ADU: Maximum height of 16 or 18 feet\*.

Note: If the ADU is converted within an existing permitted structure or a new structure located in the same area and height dimensions of an existing permitted structure, there are no additional setback or height requirements.

*\*If the ADU is within 1/2 mile walking distance of a public transit including bus stops, or if the ADU is detached and on a lot that has an existing multifamily, multistory dwelling, as specified.*

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