



ACCESSORY DWELLING UNITS DEVELOPMENT STANDARDS

SINGLE FAMILY VS. MULTI-FAMILY RESIDENTIAL PROPERTIES

Single family residential (SFR) properties are lots often found in lower density zoning districts, where one main residence has been developed.

Multi-family residential (MFR) properties are lots zoned for and/or developed with multiple primary dwelling units, such as a duplex, tri-plex, or apartment building.

SINGLE FAMILY PROPERTIES

MULTI-FAMILY PROPERTIES

NUMBER OF UNITS ALLOWED

- One attached ADU; or
- One detached ADU and one JADU.

- Two detached ADUs; and
- At least one ADU may be created from a portion of the main dwelling structure not used as livable space (e.g. attic, garage, storage room).

MAXIMUM UNIT SIZE

- JADU – Up to 500s.f. within the main residence.
- Attached ADU – Limited to 50% of the living area of the main unit, up to a maximum 1,200s.f.
- Detached ADUs (non-exempt) – Limited to 75% of the living area of the main unit, up to a maximum 1,200s.f.

- Detached 1-bedroom ADU (non-exempt) – 850s.f.
- Detached 2-bedroom ADU (non-exempt) – 1,000sf.

BUILDING HEIGHT

- Detached ADUs – up to 25 ft.
- ADUs above a garage – 25 ft.

- Detached ADUs – up to 16 ft.
- ADUs above a garage-- 25 ft.

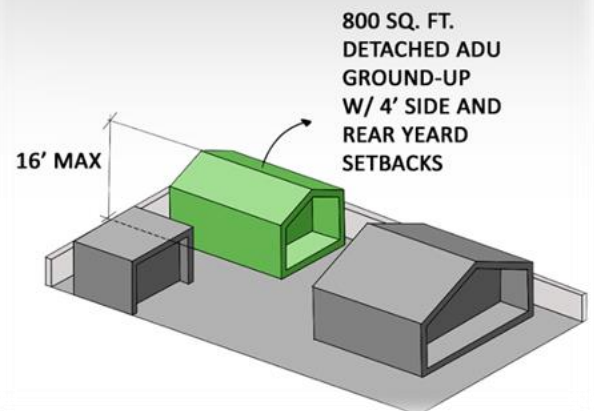
PARKING REQUIRMENTS

- One off-street parking space per ADU
- Tandem parking allowed
- Replacement parking not required when parking area is eliminated or converted in conjunction with the construction of an ADU
- Parking shall not be required for the ADU in any of the following instances:
 - a. The ADU is located within one-half mile of public transit;
 - b. The ADU is located within an architecturally and historically significant historic district;
 - c. The ADU is part of the existing main residence or an existing accessory structure;
 - d. When on-street parking permits are required but not offered to the occupant of the ADU;
 - e. When there is a car share vehicle located within one block of the ADU.

STATEWIDE EXEMPT ADU DEFINED

- ❖ Up to 800 square feet in size
- ❖ 18 feet in height
- ❖ 4-foot rear and side yard setbacks

State ADU Law requires that no lot coverage, floor area ratio, open space, or minimum lot size may preclude the construction of a statewide exemption ADU.





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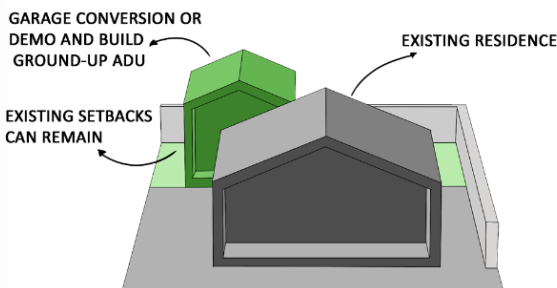
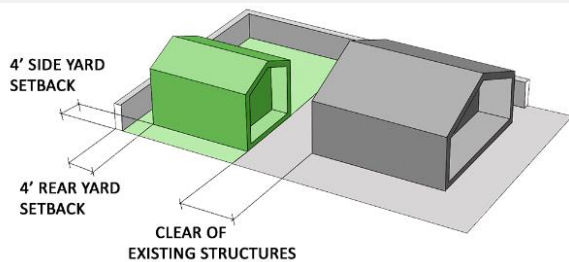
SETBACK REQUIREMENTS

4' minimum side and rear yard setbacks for:

- Attached ADU
- Detached, new-construction ADU
- ADU above a garage

No setbacks required for:

- Conversion ADU (unit created from existing living area or accessory structure).
- Replacement-in-kind (unit created in the same location and to the same dimensions as the structure being replaced (e.g. garage converted to ADU).



Fire Safety Standards

- 8-foot minimum separation between structures.
- 5-foot setbacks recommended.
- All sides of the structure must be accessible within 150 feet from the street frontage.
- Fire sprinklers not required if they are not required for the main residence.

THE 750 RULE:

ADUs under 750 square feet in size benefit from reduced development impact fees!

VEHICLE ACCESS

- When an ADU will be located on a site served by an alley, the ADU shall maintain its primary vehicular access from the alley. Such alley access shall be improved per city standards or alternatively, an in-lieu fee paid.
- Driveway surfaces installed to provide vehicle access from a street to an ADU located on the rear of a parcel shall be constructed with permeable-surface, all-weather materials.

PEDESTRIAN ACCESS

- ADUs with primary vehicle access from an alley shall also be served with a permeable-surface, all-weather walkway connecting the ADU to the street frontage. The driveway for the main dwelling unit may serve as a portion of this walkway.
- ADUs created within an existing main residence must have an independent exterior access that is separate from the entrances of the existing residence.

INFRASTRUCTURE AND UTILITIES

The ADU may be accommodated by the existing water and wastewater services onsite, so long as the existing sewer lateral or septic system has adequate capacity to serve both the main dwelling unit and ADU. No additional water meter shall be required, unless requested by the applicant.

Additional Features to Show on Your Site Plan...

- Trash storage – Indicate a designated outdoor area with an all-weather surface for the storage of trash receptacles that is screened from view by a wall, fence, or landscaping.
- Lighting – Indicate the type and height of all exterior lighting proposed for the ADU. All lighting shall be shielded and directed downward and away from adjacent properties. ADUs next to an alley shall have at least one security light to illuminate the alleyway.
- Fencing – If a wall or fencing will separate the main residence from the ADU, a gate must be provided allowing pedestrian access from the ADU to the street.

