



# PLANNING DEPARTMENT

## ADU Ordinance Amendment | Table of Proposed Changes

### BILL REQUIREMENTS

- Must allow one (1) accessory dwelling unit as an accessory use to a single-unit detached dwelling where a single-unit detached dwelling is permitted.
- Cannot require construction of a new off-street parking space in connection with an ADU.
- Cannot require owner occupancy on the property.
- May not apply a restrictive design or dimensional standard to an ADU.

	CURRENT CODE	PROPOSED CODE
<b>LAND USE ALLOWABILITY</b>	<ul style="list-style-type: none"> <li>- Detached ADUs are not permitted in R-E, R-1 9, and R-1 6 zone districts.</li> <li>- Attached ADUs are not permitted in R-2, R-4, and R-5 zone districts.</li> <li>- No more than one (1) ADU may be located on any lot.</li> </ul>	<ul style="list-style-type: none"> <li>- Detached and attached (aka, “integrated”) ADUs are permitted in all zone districts where single-family homes are allowed.</li> <li>- No more than two (2) ADUs may be located on any lot.</li> </ul>
<b>SIZE</b>	<ul style="list-style-type: none"> <li>- Limited to 50% of the primary structure or 1,250 sq. ft.</li> <li>- If the primary structure is less than 1,500 sq. ft., the ADU may be 750 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>- Limited to the size of the primary structure.</li> <li>- ADUs are not counted towards the total gross floor area of accessory structures.</li> </ul>
<b>SETBACKS</b>	<ul style="list-style-type: none"> <li>- Minimum Setbacks: 5’ side   5’ rear, 10’ if the dwelling is located above the garage and the overhead door faces the alley.</li> <li>- ADU shall comply with front yard setbacks.</li> </ul>	<ul style="list-style-type: none"> <li>- Minimum Setbacks: Minimum front and side setback is the same as the principal building   5’ rear.</li> <li>- Detached ADUs may not be located in front of the principal building.</li> </ul>
<b>HEIGHT</b>	<ul style="list-style-type: none"> <li>- Maximum Height: 25’ if the roof pitch of less than 6:12. 28’ if the roof pitch is 6:12 or greater.</li> </ul>	<ul style="list-style-type: none"> <li>- Maximum Height: Limited to the height requirement for the principal building within that zone district.</li> </ul>
<b>PARKING</b>	<ul style="list-style-type: none"> <li>- The addition of an ADU requires one (1) additional off-street parking space.</li> </ul>	<ul style="list-style-type: none"> <li>- An off-street parking space is not required.</li> </ul>
<b>ACCESS</b>	<ul style="list-style-type: none"> <li>- Exterior access may not be gained from the front</li> <li>- 36” clear access path from front property line</li> </ul>	<ul style="list-style-type: none"> <li>- Exterior access may not be gained from the front.</li> <li>- 36” wide access path from front property line</li> </ul>
<b>OTHER</b>	<ul style="list-style-type: none"> <li>- Code does not prohibit ADUs to be used as a short-term rental.</li> </ul>	<ul style="list-style-type: none"> <li>- ADUs are not permitted to be used as short-term rentals.</li> </ul>