







DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS (ADU) WITH MULTIPLE-FAMILY RESIDENCE

ADU DEVELOPMENT STANDARDS

Except for the standards identified in the table below, **ADUs shall conform to the development standards of the underlying zone.** To determine if the single-family residential or multiple-family residential standards below apply to an ADU refer to the following definitions:

- Multiple-family residential. A multiple-family residential project or development shall include two or more units, detached or attached, on a lot or in a development in the R-2 through R-5 zoning districts.

ADU WITH MULTIPLE-FAMILY RESIDENCE ⁽¹⁾			
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> CONVERTED ADU  </div> <div style="text-align: center;"> DETACHED ADU  </div> </div>		
Property Eligibility			
Zoning	ADUs are only permitted in zones that allow for residential development.		
Existing Development Type	An ADU shall only be allowed on a lot within the City that contains or will be developed with a legal single-family or multiple-family residence.		
Site Design Considerations			
Number of Accessory Dwelling Type Permitted Per Lot	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> For lots with an existing MFR <ul style="list-style-type: none"> Minimum: 1 ADU Maximum: 25% of the number of existing units </td> <td style="width: 50%; padding: 5px;"> For lots with an existing or proposed MFR <ul style="list-style-type: none"> Maximum: 2 detached ADUs </td> </tr> </table>	For lots with an existing MFR <ul style="list-style-type: none"> Minimum: 1 ADU Maximum: 25% of the number of existing units 	For lots with an existing or proposed MFR <ul style="list-style-type: none"> Maximum: 2 detached ADUs
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Front Setback	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">N/A</td> <td style="width: 50%; padding: 5px;">Minimum 50' from the centerline of the street or highway upon which the building site fronts, or 20' from the ultimate right-of-way line, whichever is less</td> </tr> </table>	N/A	Minimum 50' from the centerline of the street or highway upon which the building site fronts, or 20' from the ultimate right-of-way line, whichever is less
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Distance Between Structures	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">N/A</td> <td style="width: 50%; padding: 5px;">R2 – R5 Districts: 10' from other dwelling units, and 6' from accessory structures</td> </tr> </table>	N/A	R2 – R5 Districts: 10' from other dwelling units, and 6' from accessory structures
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Lot Coverage	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">N/A</td> <td style="width: 50%; padding: 5px;"> ADUs which exceed 800 SF in gross floor area shall meet the lot coverage requirements of the underlying zone. <ul style="list-style-type: none"> R1, R2, & R3 Districts: 40% R4: 50% R5: 60% </td> </tr> </table>	N/A	ADUs which exceed 800 SF in gross floor area shall meet the lot coverage requirements of the underlying zone. <ul style="list-style-type: none"> R1, R2, & R3 Districts: 40% R4: 50% R5: 60%
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Public/Private Easements	No portion of an ADU (whether new construction or converted from existing space) may encroach into any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the ADU in the manner proposed. Roof eaves may not be eliminated to meet the easement requirements. To establish a rebuttable presumption of compliance with these easement requirements, applicants may provide to the city a written declaration, in a form acceptable to the City Attorney, affirming under penalty of perjury compliance with these requirements.		
Parking Requirements	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">None</td> <td style="width: 50%; padding: 5px;">One parking space for ADUs with one-bedroom or more (with exemptions)</td> </tr> </table>	None	One parking space for ADUs with one-bedroom or more (with exemptions)
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Replacement Parking	No replacement parking required when a garage, carport, or covered parking structure is demolished for a new ADU.		

ADU WITH MULTIPLE-FAMILY RESIDENCE ⁽¹⁾		
	CONVERTED ADU 	DETACHED ADU 
ADU Design Considerations		
Maximum Size	No Maximum <ul style="list-style-type: none"> Must be constructed within the non-livable space (e.g., storage rooms, boilerrooms, hallways, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met 	1,200 SF
Maximum Height	N/A	16', One Story
Design	The exterior design features of the ADU shall be similar to and compatible with the primary dwelling. These features shall include, but are not limited to roofing material, roof design, roof pitch, exterior building finish/materials, and color. The color of the ADU shall match the color of the primary dwelling.	
Open Space	N/A	R1- R4 Districts: <ul style="list-style-type: none"> For ADUs which exceed 800 SF in gross floor area with a primary dwelling that has a rear setback less than 20', the primary dwelling and ADU shall meet the open space requirements applicable to single-story portions of a primary dwelling with a reduced rear setback. See WMC Section 17.210.015, Footnote 8. R2 - R5 Districts: <ul style="list-style-type: none"> For ADUs which exceed 800 SF in gross floor area, the primary dwelling must comply with the open space requirements of the underlying zone is required. See WMC Section 17.210.015.
Entrance(s)	ADU entrance must be separate from primary home entrance	
Kitchen	Full kitchen required	
Raised Landings	Raised landings and platforms shall only lead into an exterior entryway of an ADU and shall not exceed 50 inches in depth nor more than six inches in excess of the width of the adjoining doorway.	
Porches and Patio Covers	Porches and patio covers shall comply with the requirements of the underlying zone. Except an unenclosed covered porch or covered area attached to a detached ADU with direct access from the ADU shall not be required to meet the requirement of Municipal Code Section 17.400.130.B.2.a (Detached Accessory Buildings) to have at least 1,000 square feet of contiguous open space in the rear yard.	
	Miscellaneous	
Deed Restrictions	N/A	
Owner Occupancy	Not required	
Impact Fees	Applicant shall pay all applicable development impact fees, if any (See Section 3.62.040, "Park and recreation mitigation requirements"). ADUs less than 750 SF are exempt.	
Nonconforming	ADUs shall not be required to correct legal nonconforming zoning conditions as a pre-condition to obtaining authorization to construct.	
	Notes: (1) For projects involving a new ADU and new multiple-family residential development, the property must comply with all development standards applicable to MFR in the underlying zoning district including, but not limited to, lot coverage, open space, parking, and landscaping requirements; and the property shall not rely on any exceptions for ADUs that are 800 square feet or less.	