











# DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS (ADU) WITH SINGLE-FAMILY RESIDENTIAL

## ADU DEVELOPMENT STANDARDS

Except for the standards identified in the table below, ADUs shall conform to the development standards of the underlying zone <sup>(1)</sup>. To determine if the single-family residential standards below apply to an ADU refer to the following definitions:

- Single-family dwelling unit. A detached building containing no more than one dwelling unit which is designed to be occupied, or occupied, by not more than one family, including all domestic employees for such family.

JADU / ADU WITH SINGLE-FAMILY RESIDENCE <sup>(2)</sup>				
	Junior ADU 	CONVERTED ADU 	ATTACHED ADU 	DETACHED ADU 
Property Eligibility				
<b>Zoning</b>	ADUs are only permitted in zones that allow for residential development.			
<b>Existing Development Type</b>	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				
<b>Number of Accessory Dwelling Type Permitted Per Lot</b>	One JADU, and One converted ADU, attached ADU, or detached ADU is permitted on lots with an existing or proposed single-family dwelling			
<b>Front Setback</b>	Note (1)	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	
<b>Side Setback</b>	Note (1)	N/A	4' minimum	
<b>Rear Setback</b>	Note (1)	N/A	4' minimum	
<b>Distance Between Structures</b>	Note (1)	N/A	6' minimum from accessory structures	R1 District: 6' minimum R2 – R5 Districts: 10' from other dwelling units, and 6' from accessory structures
<b>Lot Coverage</b>	Note (1)	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"> <li>• R1, R2, &amp; R3 Districts: 40%</li> <li>• R4: 50%</li> <li>• R5: 60%</li> </ul>	
<b>Public/Private Easements</b>	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.			
<b>Parking Requirements</b>	None		One parking space for ADUs with one-bedroom or more (with exemptions)	
<b>Replacement Parking</b>	No replacement parking required when a garage, carport, or covered parking structure is demolished for a new ADU.			

JADU / ADU WITH SINGLE-FAMILY RESIDENCE <sup>(2)</sup>				
	Junior ADU 	CONVERTED ADU 	ATTACHED ADU 	DETACHED ADU 
ADU Design Considerations				
<b>Maximum Size</b>	500 SF	No Maximum	1,200 SF or 50% of the living area of the primary single family dwelling, whichever is greater	1,200 SF
<b>Maximum Height</b>	Note (1)	N/A May be contained within existing 1st or 2nd floor area of a SFR	With existing SFR: 16', one story With new SFR: Note (2)	16', one story
<b>Design</b>	Note (1) See WMC Section 17.400.120.	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.		
<b>Open Space</b>	Note (1)	N/A	R1- R4 Districts: <ul style="list-style-type: none"> <li>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.</li> </ul> R2 - R5 Districts: <ul style="list-style-type: none"> <li>For ADUs which exceed 800 SF in gross floor area, compliance with the open space requirements of the underlying zone is required. See WMC Section 17.210.015.</li> </ul>	
<b>Entrance(s)</b>	ADU entrance must be separate from primary home entrance			
<b>Kitchen</b>	Efficiency or full kitchen required	Full kitchen required		
<b>Raised Landings</b>	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.			
<b>Porches and Patio Covers</b>	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				
<b>Deed Restrictions</b>	The owner of the property must record a deed restriction that prohibits the sale of the JADU from the existing dwelling unit, requires owner occupancy, and prohibits short term rentals.	N/A		
<b>Owner Occupancy</b>	Required in either the primary dwelling or JADU	Not required		
<b>Impact Fees</b>	Exempt	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.		
<b>Nonconforming</b>	ADUs shall not be required to correct legal nonconforming zoning conditions as a pre-condition to obtaining authorization to construct.			
	<b>Notes:</b> (1) ADUs shall conform to the development standards of the underlying zone. (2) An ADU attached to a new SFR must comply with maximum height in the underlying zone. <b>IMPORTANT:</b> If all or a portion of an ADU is contained within the 2nd floor of a new SFR, the ADU will be subject to ALL development standards applicable to a SFR. SFR: Single Family Residential			