

{2} The ADU shall comply with the front-yard and side-yard setbacks of the zone district.

d. **Prefabricated Homes**

Prefabricated homes such as manufactured homes are permitted for use as an ADU if placed on a permanent foundation and connected to metered utility services.

e. **Conversion of Existing Detached Garages**

The detached garage shall meet the minimum setbacks for an accessory dwelling unit as required in this Section.

f. **Limitation in LI Zone District**

In the LI zone district, a detached ADU may only be used for the occupancy of a caretaker, security guard, or other person charged with oversight or protection of the principal use on the site.

g. **Limitation in the R-2 Zone District**

In the R-2 zone district, a detached ADU may only be permitted when developed with a single-family detached unit on a minimum five thousand (5,000) square foot lot.

3. **Standards for Integrated ADUs**

The following standards additionally apply to integrated ADUs.

a. **Limited to Single-Family Detached Dwellings**

{1} Except in the LI zone district, an integrated ADU is only allowed within a detached single-family dwelling and is not permitted in any other structure, including attached single-family dwellings, two-family dwellings, multi-family dwellings, or commercial buildings.

{2} In the MX-M and MX-L zone districts, an integrated ADU is only permitted within a single-family detached dwelling that existed as of the Effective Date.

b. **Maximum Floor Area**

The gross floor area of an integrated ADU shall not exceed fifty (50) percent of the gross floor area of the principal structure.

c. **Maximum Height and Setbacks**

The integrated ADU shall comply with the maximum height and setback requirements of the zone district.

d. **Design Standards**

{1} In the R-E, R-1 9, and R-1 6 zone districts, an integrated ADU shall not involve design modifications to the exterior of the principal structure that indicate its presence from the front or corner side of the principal structure. Building additions shall be architecturally compatible with the primary dwelling unit. Architectural compatibility shall be determined by reviewing the design, colors, and materials ADU as compared to the primary structure.

{2} External stairs are not allowed to provide access to a second-story accessory dwelling unit unless access into the ADU is from a second-story deck.

e. **Exterior Access**

An integrated ADU may have a separate exterior access that faces the side or rear property line.

F. **Electric Vehicle Charging**

This use shall comply with the following standards: