



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