

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 (unless one is available to be designated)
- Cannot require owner occupancy on the property.
- May not apply a restrictive design or dimensional standard to an ADU.
- Approval is subject to an administrative approval process, which cannot be elevated to require a public hearing, recommendation, or decision from an elected or appointed body.

	CURRENT CODE	INITIALLY PROPOSED CODE	CPC APPROVED CODE	CURRENTLY 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 	<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 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 one (1) ADU shall 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 	<ul style="list-style-type: none"> - Limited to the size of the primary structure. - If the primary is less than 1,500 sq. ft., ADU may be 1,500 sq. ft. - ADUs are not counted towards the total gross floor area of accessory structures 	<ul style="list-style-type: none"> - Limited to 50% of the primary structure or 1,250 sq. ft., whichever is less - If the primary structure is less than 1,500 sq. ft., the ADU may be 750 sq. ft. - 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 	<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 	<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 	<ul style="list-style-type: none"> - Maximum Height: integrated/attached ADUs are limited to height of the principle, while detached ADUs should be based on roof pitch as calculated in the current UDC 	<ul style="list-style-type: none"> - The maximum height of a detached ADU, or other accessory structure containing an ADU, shall not exceed twenty-five (25) feet
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 	<ul style="list-style-type: none"> - An off-street parking space is not required 	<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 	<ul style="list-style-type: none"> - Exterior access may not be gained from the front. - 36' wide 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 	<ul style="list-style-type: none"> - ADUs are not permitted to be used as short-term rentals 	<ul style="list-style-type: none"> - ADUs are not permitted to be used as short-term rentals