

# PLANNING DEPARTMENT

## ADU Ordinance Amendment | Table of Proposed Changes Comparison



	CURRENT CODE	PROPOSED CODE – 3/11/2025	CURRENTLY PROPOSED CODE – 3/24/2025
<b>LAND USE ALLOWABILITY</b>	<ul style="list-style-type: none"> <li>- Detached ADUs are not permitted in R-E, R-1 9, and R-1 6 zone districts</li> <li>- Attached ADUs are not permitted in R-2, R-4, and R-5 zone districts</li> <li>- No more than one (1) ADU may be located on any lot</li> </ul>	<ul style="list-style-type: none"> <li>- Detached and attached (aka, “integrated”) ADUs are permitted in all zone districts where single-family homes are allowed</li> <li>- No more than one (1) ADU shall be located on any lot</li> </ul>	<ul style="list-style-type: none"> <li>- Detached and attached (aka, “integrated”) ADUs are permitted in all zone districts where single-family homes are allowed, <b>except in the Wildfire Resiliency Area</b></li> <li>- No more than one (1) ADU shall be located on any lot</li> </ul>
<b>SIZE</b>	<ul style="list-style-type: none"> <li>- Limited to 50% of the primary structure or 1,250 sq. ft.</li> <li>- If the primary structure is less than 1,500 sq. ft., the ADU may be 750 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>- Limited to 50% of the primary structure or 1,250 sq. ft., whichever is less</li> <li>- If the primary structure is less than 1,500 sq. ft., the ADU may be 750 sq. ft.</li> <li>- ADUs are not counted towards the total gross floor area of accessory structures</li> </ul>	<u>No change from proposed code presented on 3/11/2025</u>
<b>SETBACKS</b>	<ul style="list-style-type: none"> <li>- Minimum Setbacks: 5’ side   5’ rear, 10’ if the dwelling is located above the garage and the overhead door faces the alley</li> <li>- ADU shall comply with front yard setbacks</li> </ul>	<ul style="list-style-type: none"> <li>- Minimum Setbacks: Minimum front and side setback is the same as the principal building   5’ rear</li> <li>- Detached ADUs may not be located in front of the principal building</li> </ul>	<u>No change from proposed code presented on 3/11/2025</u>
<b>HEIGHT</b>	<ul style="list-style-type: none"> <li>- Maximum Height: 25’ if the roof pitch of less than 6:12. 28’ if the roof pitch is 6:12 or greater.</li> </ul>	<ul style="list-style-type: none"> <li>- The maximum height of a detached ADU, or other accessory structure containing an ADU, shall not exceed twenty-five (25) feet</li> <li>- Maximum height of attached/integrated shall not exceed the maximum building height for the principal building</li> </ul>	<ul style="list-style-type: none"> <li>- Maximum height of a detached ADU:                             <ul style="list-style-type: none"> <li>o <b>Single-story shall not exceed sixteen (16) feet</b></li> <li>o <b>Garage conversion shall not exceed twenty-five (25) feet</b></li> </ul> </li> <li>- Maximum height of attached/integrated shall not exceed the maximum building height of the principal building</li> </ul>
<b>PARKING</b>	<ul style="list-style-type: none"> <li>- The addition of an ADU requires one (1) additional off-street parking space</li> </ul>	<ul style="list-style-type: none"> <li>- An off-street parking space is not required</li> </ul>	<ul style="list-style-type: none"> <li>- <b>One (1) off-street parking space required</b></li> </ul>
<b>ACCESS</b>	<ul style="list-style-type: none"> <li>- Exterior access may not be gained from the front</li> <li>- 36” clear access path from front property line</li> </ul>	<ul style="list-style-type: none"> <li>- Exterior access may not be gained from the front.</li> <li>- 36’ wide access path from front property line</li> </ul>	<u>No change from proposed code presented on 3/11/2025</u>
<b>OTHER</b>	<ul style="list-style-type: none"> <li>- Code does not prohibit ADUs to be used as a short-term rental</li> </ul>	<ul style="list-style-type: none"> <li>- ADUs are not permitted to be used as short-term rentals</li> </ul>	<ul style="list-style-type: none"> <li>- ADUs are not permitted to be used as short-term rentals</li> <li>- <b>At time of permit owner residing on the property demonstrated</b></li> <li>- <b>Appeals per UDC</b></li> <li>- <b>Public notice poster required</b></li> </ul>