



# ACCESSORY DWELLING UNIT ORDINANCE SUMMARY

ORDINANCE NO. 1835

ADU Type	JADU <sup>1</sup>	ADU ON LOT WITH SINGLE FAMILY DWELLING			ADU ON LOT WITH MULTI-FAMILY DWELLING		
	Conversion JADU <sup>2</sup>	Conversion ADU <sup>2&amp;3</sup>	Detached ADU <sup>4</sup> (new construction)	Attached ADU <sup>4</sup> (addition/new construction)	Conversion ADU <sup>5</sup>	Detached ADU (new construction)	
Lot	An ADU may be established on a lot that has an existing or proposed single-family or multi-family dwelling.						
Number of Accessory Units	1 <sup>6</sup>	1 <sup>7</sup>			Interior Conversion ADU: At least one and no more than 25% of the existing structure that is not used as a habitable space. OR Detached ADU: 2 OR One interior conversion and one detached ADU		
Maximum Size	500	N/A	1,200	850 for 0-1 Bed or 1,000 for 2+ bed	N/A	1,200	
Maximum Height	N/A		Same standards as primary dwelling.			N/A	16'
Side Setbacks	N/A		4' <sup>8</sup>			N/A	4' <sup>8</sup>
Rear Setbacks	N/A		4' <sup>8</sup>			N/A	4' <sup>8</sup>
Front Setbacks	N/A		Per the base zoning standard. <sup>8</sup>			N/A	Per the base zoning standard.
Street Side setback (corner)	N/A		10' <sup>8</sup>			N/A	10' <sup>8</sup>
Entrance(s)	Exterior entrance required.				Independent entrance required. <sup>9</sup>		
Kitchen	Efficiency kitchen required. <sup>10</sup>		Full kitchen required. <sup>11</sup>				
Parking Requirements	No parking required for ADU/JADU.						
Recorded Covenants	The owner must record a covenant restriction with the County that restricts the sale of the JADU/ADU from the existing dwelling unit(s), restricts size to maximum allowed, restrictions binding to any successor in ownership, noncompliance shall result in legal action and prohibits renting for less than 31 days.						
Owner Occupancy	Required for either single-family dwelling or JADU.		Not required for ADUs permitted between January 1, 2020 and January 1, 2025.				
Short Term Rentals	Prohibited						
Impact Fees	None		ADUs Less than 750 SF- None. ADUs Equal to or Greater than 750 SF- Impact fees collected must be proportional to square footage of existing dwelling unit(s). <sup>12</sup>				
Utility Fees and Connections	No connection fee or capacity charge and no direct line required between ADU/JADU and utility unless in conjunction with a new single-family dwelling.		Connection fee or capacity charge "proportionate to the burden" of the ADU and may require new or separate utility connections.				

<sup>1</sup> A Junior ADU (JADU) is a small dwelling unit created from some portion of a single-family dwelling. These units can have their own bathroom facilities or share with the single-family dwelling.

<sup>2</sup> Conversions do not allow modifications to building footprint/ dimensions of legally built structures or buildings, except where sufficient egress and ingress requires modifications -- in which case, an expansion of up to 150 square feet is allowed for ADUs on lots with single family dwellings.

<sup>3</sup> A Conversion ADU is permitted in interior conversion of existing dwelling, or conversion of a legally built detached accessory structure

<sup>4</sup> If a lot contains an existing single-family dwelling less than 1,200 square feet in size, the existing single-family dwelling may be designated as an ADU as part of a project to construct a new single-family home on the lot.

<sup>5</sup> A conversion ADU is permitted in interior conversion of existing non-habitable area of multifamily buildings.

<sup>6</sup> Lots with multiple detached single-family dwellings may only have one JADU.

<sup>7</sup> Both a JADU and an ADU may exist on a lot zoned with one single- family dwelling.

<sup>8</sup> Detached ADU's must be at least ten feet from any other building on the lot.

<sup>9</sup> Exterior entrance not required, but independent entrance (e.g. off hallway, stairwell or other common space) is required.

<sup>10</sup> An efficiency kitchen includes 1) a sink; 2) a cooking facility with appliances; and 3) food preparation counter and storage cabinets.

<sup>11</sup> A full kitchen requires habitable space used for preparation of food that contains at least a sink, a refrigerator of no less than 10 cubic feet, and either a cooktop and an oven, or a range.

<sup>12</sup> School fees applicable to ADU's equal to or greater than 500 SF. Fees are paid separately to school district.