

# **Attachment H**

Summary of Proposed ADU Regulations

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Through the adoption of an ordinance, cities have the ability to regulate certain aspects of Accessory Dwelling Units (ADU), such as location, lot size, unit size, parking, and aesthetics, depending on circumstances. Additional regulations were adopted to protect neighborhood character and minimize impacts, including the following: 1) establishing a minimum lot size of 5,000 square feet or greater; 2) establishing a maximum unit size of 750 square feet for new construction ADUs; and 3) establishing height and design standards to minimize the appearance of two units on a lot.

The standards that apply to ADUs depend on whether the proposed ADU will be: 1) newly constructed; or, 2) converted from an existing living space. The standards applicable to ADUs developed through additions or new construction are summarized in Table 1. The standards applicable to ADUs converted from an existing living space are summarized in Table 2.

All ADU's require the recordation of a deed restriction requiring owner occupancy of either the principal unit or ADU on the property, and prohibiting the use of the ADU for short-term lodging.

Table 1- Proposed City Standards ADUs Requiring Additions or New Construction	
Standard	Current City Standard
<b>Location</b>	Single-unit residential zoning districts or areas designated for single-unit residential use, including as part of a Planned Community Development Plan or Specific Plan
<b>Minimum Lot Size</b>	5,000 square feet or greater.
<b>Unit Size</b>	750 square feet maximum, or 50 percent of the existing floor area (excluding garage) of the principal unit, whichever is less.
<b>Aesthetics</b>	<p><i>Design:</i> Similar to the principal dwelling with respect to architectural style, roof pitch, color, and materials.</p> <p><i>Height:</i>  Attached - same height limit as principal unit  Detached - limited to 14 feet in height</p>
<b>Passageways</b>	Not required. This is an exemption from Building Code requiring a pathway, clear to the sky, from street to entrance of ADU.
<b>Setbacks</b>	Per Zoning Code, except setbacks are not required for an existing garage that is converted to an ADU, and a setback of no more than 5 feet from a side or rear lot line is required for an ADU that is constructed above a garage.
<b>Parking</b>	A maximum of one space required per unit.

	Spaces may be provided as uncovered parking, tandem parking on driveway or mechanical lifts. No parking required if within half-mile of public transit stop or one block of a car-share vehicle program.
<b>Fire Sprinklers</b>	ADUs are not required to provide fire sprinklers if they were not required for the principal residence.
<b>Utilities</b>	Connection fees or capacity charges must be proportionate to the impact of the ADU based on either its size or number of plumbing fixtures.

<b>Table 2- Proposed City Standards ADUs Contained Entirely within Existing Structures</b>	
<b>Standard</b>	<b>City Standards (No modifications to State standards allowed)</b>
<b>Location</b>	Within an existing single-family residence or accessory structure in all residential zoning districts.
<b>Minimum Lot Size</b>	No limitation.
<b>Unit Size</b>	No limitation.
<b>Parking</b>	No additional parking required.
<b>Utilities</b>	No new or separate utility connections or connections fees.