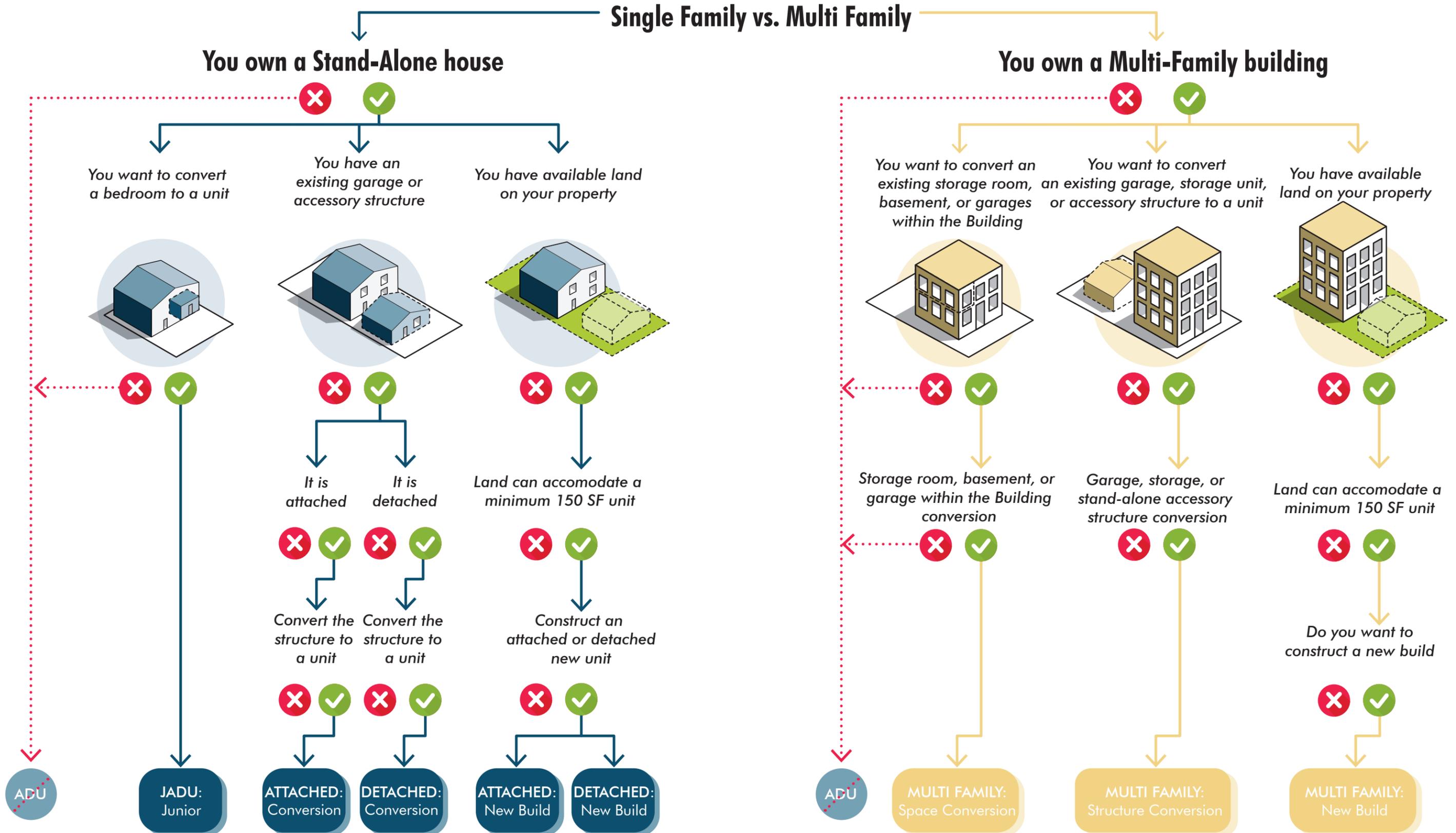


CAN I BUILD AN ADU?

See if an ADU is the right fit for you!

What is an ADU?

An accessory dwelling unit, or ADU, is a smaller, independent residential dwelling unit located on the same lot as a stand-alone Single-family home or Multi-family building that is secondary to the main residence.



SELF ASSESSMENT CHECKLIST

Steps below identify the general process a homeowner may take when deciding to build and ADU on their property.



1

Identify ADU Type

After determining the ADU type(s) right for you, select one or more of the following:

SINGLE FAMILY

- JUNIOR JADU
- ATTACHED Conversion
- DETACHED Conversion
- ATTACHED New Build
- DETACHED New Build

MULTI FAMILY

- Space Conversion
- Structure Conversion
- New Build

Note: An ADU and JADU may be allowed on each residentially zoned lot developed with a single unit. Lots developed with multifamily properties may have ADUs equal up to 25% of the existing multifamily dwelling units.

2

Development Standards

Allow the appropriate development standards for structure-to-structure conditions and street conditions

- Minimum and Maximum unit size
- Building setbacks
- Lot coverage
- Height restrictions
- Accessibility
- Parking



3

Application

An ADU or JADU on an existing legal lot shall be subject to review by Planning Staff

- Application for approval
- Payment for application
- Required documents include, but are not limited to:
 - Site Plan, Floor Plans
 - Elevations and Sections



4

Confirm Zoning Guideline

1-2 ADU's permitted in single or multiple family residential zones, on properties where there is one existing residence

- Confirm status of existing structures
- Confirm unit is not intended for sale
- Confirm if parking is required



5

Design

Design of ADUs shall be architecturally compatible with primary residence, including style, color, and materials.

- Design meets development standards
- Elevations
- Conceptual Landscape Plan
- Color and Material Board



6

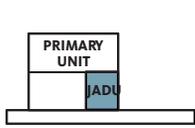
Review

Administrative review after meeting development standards, as needed

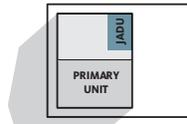
- Final Design Review
- Building Permit Review
- Certificate of Compatibility
- Covenant
- Begin Construction



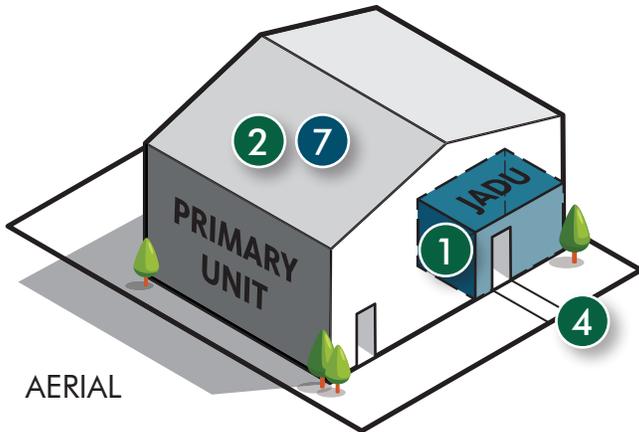
JADU Junior



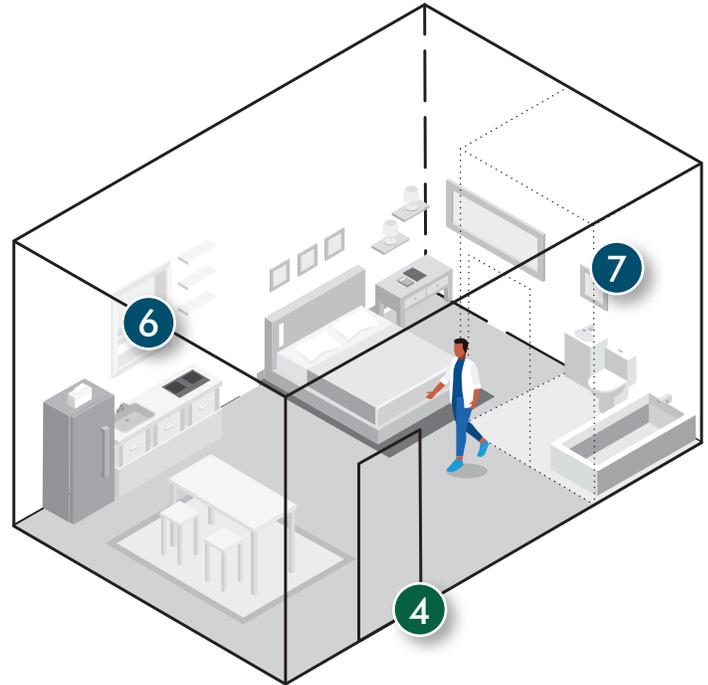
ELEVATION



PLAN



AERIAL



SITE

DEVELOPMENT STANDARDS
REQUIRED FOR THE OVERALL PROPERTY

- 1 Unit Size (1 per lot)**
Minimum Size: 150 SF
Maximum Size: 500 SF
May include up to 150 SF addition for JADU. The Junior ADU must be contained within the legally permitted walls of a primary residence
- 2 Occupancy**
Owner occupancy required within primary residence or JADU
- 3 Parking**
N/A
- 4 Access**
Independent entrance

EXTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE EXTERIOR OF
ACCESSORY DWELLING UNIT

- 5 Height**
N/A

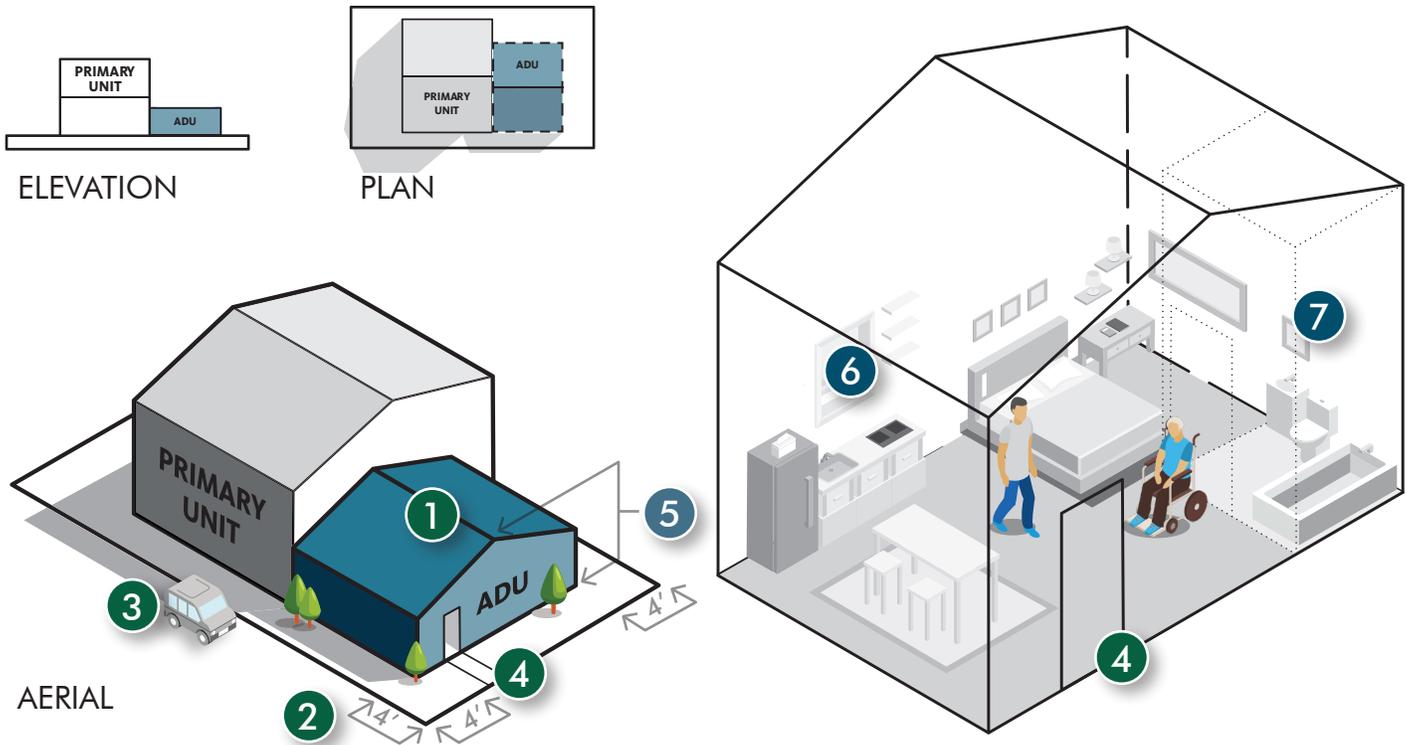
INTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE INTERIOR OF
ACCESSORY DWELLING UNIT

- 6 Kitchen**
Cooking facility
Appliances
Food preparation counter
Storage cabinets
- 7 Bathroom**
Within JADU or shared with primary residence

Note: The following is a general guideline, specific zones and parcels may differ as ADUs are subject to applicable development standards of the underlying zone, such as total lot coverage of structures

ADU Attached: Conversion



SITE

DEVELOPMENT STANDARDS
REQUIRED FOR THE OVERALL PROPERTY

1 Unit Size (1 per lot)

Minimum Size: 150 SF
 Maximum Size: 850 SF for a Studio
 850 SF for a 1 Bedroom
 1,000 SF for a 2+ Bedroom

Up to 50% of the main single-family residence shall be allowed. For ADU larger than the maximum size, a Certificate of Compliance is required. May include up to a 150 SF expansion ADU conversion

2 Setback

No setbacks are required for legally permitted existing structures

3 Parking

When a garage, carport, or covered parking structure is converted no replacement parking required. However, for other space conversions 1 additional space is required unless in a Historic Property, within 1/2 mile walking of public transit, on-street parking via permit, or within 1 block of car share

4 Access

Independent entrance

Note: The following is a general guideline, specific zones and parcels may differ as ADUs are subject to applicable development standards of the underlying zone, such as total lot coverage of structures

EXTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE EXTERIOR OF
ACCESSORY DWELLING UNIT

5 Height

Not applicable if the existing structure is legally permitted

INTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE INTERIOR OF
ACCESSORY DWELLING UNIT

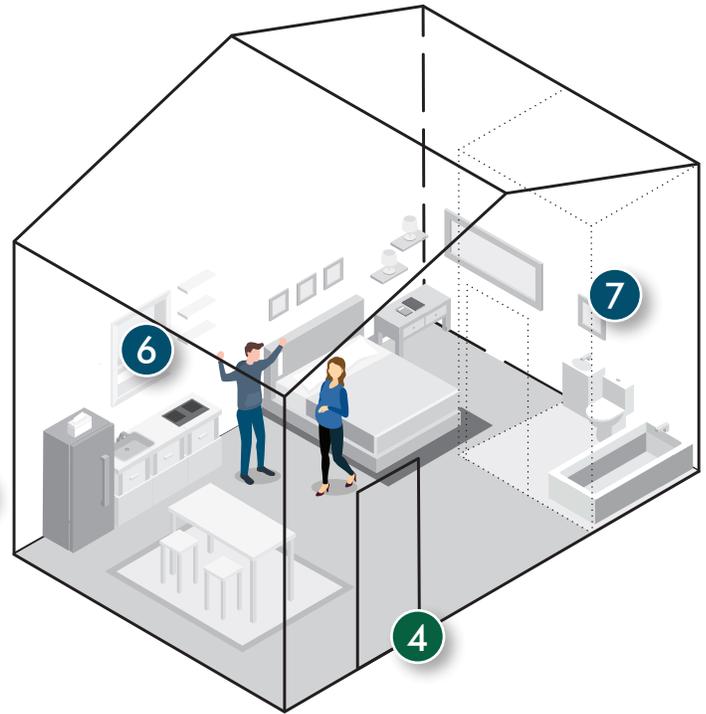
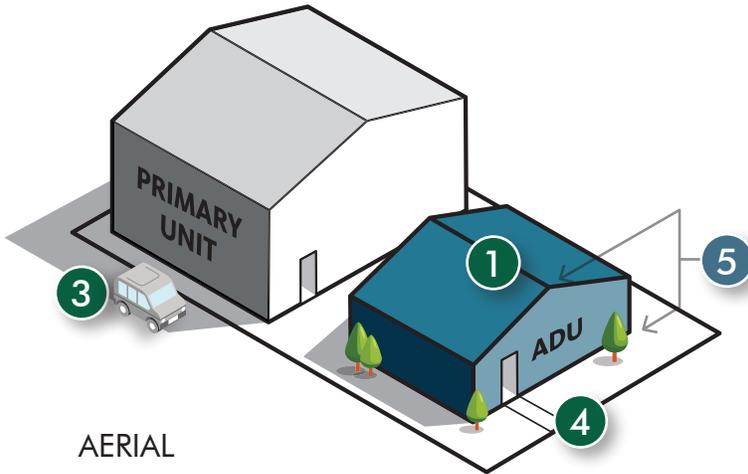
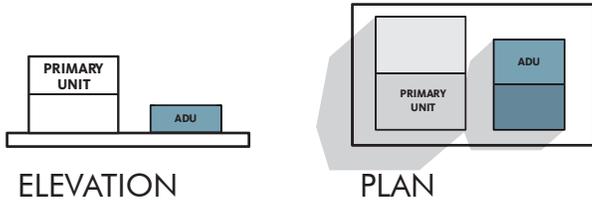
6 Kitchen

Cooking facility
 Appliances
 Food preparation counter
 Storage cabinets

7 Bathroom

Independent Bathroom
 from Primary Residence

ADU Detached: Conversion



SITE

DEVELOPMENT STANDARDS REQUIRED FOR THE OVERALL PROPERTY

1 Unit Size (1 per lot)

Minimum Size: 150 SF
 Maximum Size: 850 SF for a Studio
 850 SF for a 1 Bedroom
 1,000 SF for a 2+ Bedroom

For ADU larger than the maximum size, a Certificate of Compliance is required.

2 Setback

No setbacks are required for legally permitted existing structures

3 Parking

When a garage, carport, or covered parking structure is converted no replacement parking required. However, for other space conversions 1 additional space is required unless in a Historic Property, within 1/2 mile walking of public transit, on-street parking via permit, or within 1 block of car share

4 Access

Independent entrance

EXTERIOR

DEVELOPMENT STANDARDS REQUIRED FOR THE EXTERIOR OF ACCESSORY DWELLING UNIT

5 Height

Not applicable if the existing structure is legally permitted

INTERIOR

DEVELOPMENT STANDARDS REQUIRED FOR THE INTERIOR OF ACCESSORY DWELLING UNIT

6 Kitchen

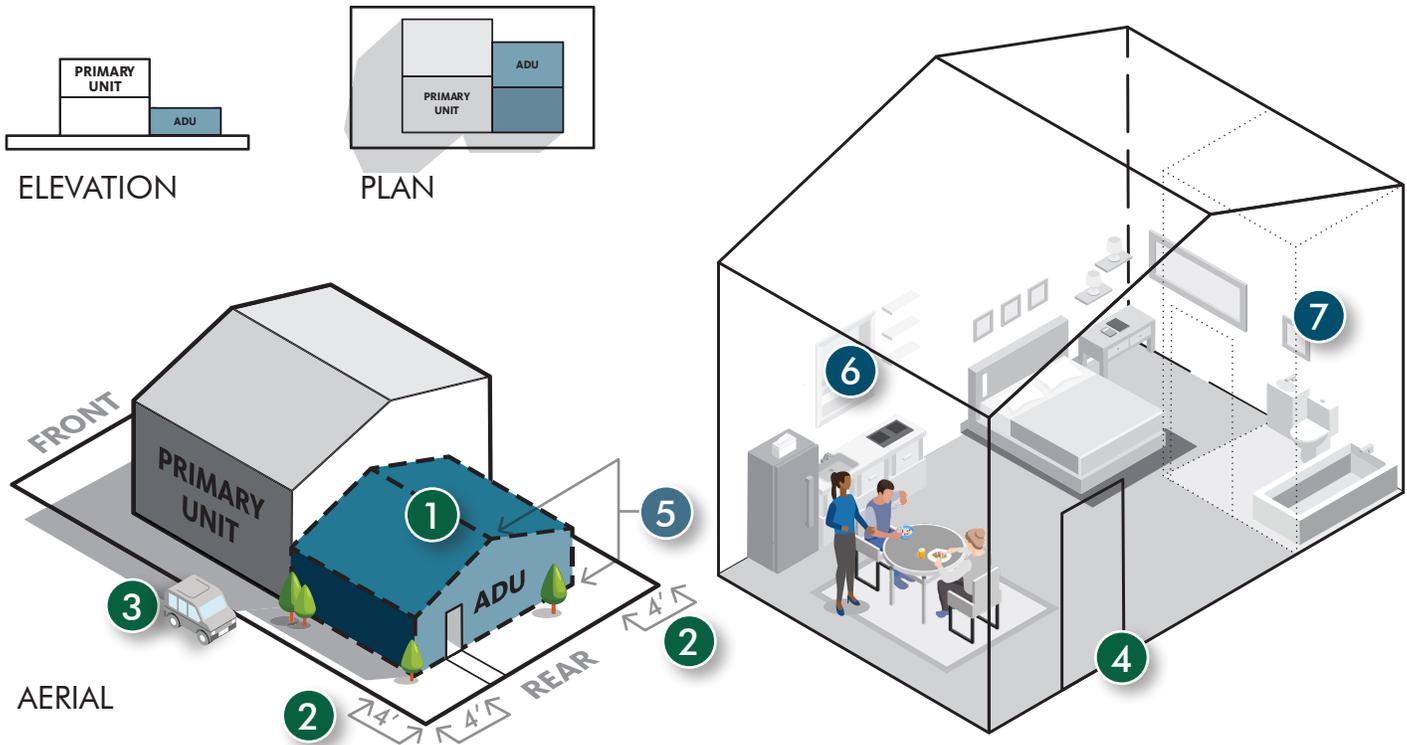
Cooking facility
 Appliances
 Food preparation counter
 Storage cabinets

7 Bathroom

Independent Bathroom
 from Primary Residence

Note: The following is a general guideline, specific zones and parcels may differ as ADUs are subject to applicable development standards of the underlying zone, such as total lot coverage of structures

ADU Attached: New Build



SITE

DEVELOPMENT STANDARDS REQUIRED FOR THE OVERALL PROPERTY

1 Unit Size (1 per lot)

Minimum Size: 150 SF
 Maximum Size: 850 SF for a Studio
 850 SF for a 1 Bedroom
 1,000 SF for a 2+ Bedroom

Up to 50% of the main single-family residence shall be allowed. For ADU larger than the maximum size, a Certificate of Compliance is required

2 Setback

ADUs up to 800 SF require 4 foot setback. For ADUs greater than 800 SF, the underlying zone setbacks apply

3 Parking

1 additional space unless the ADU is in a Historic Property, or within 1/2 mile walking of public transit, or on-street parking via a permit, or within 1 block of a car share

4 Access

Independent entrance

EXTERIOR

DEVELOPMENT STANDARDS REQUIRED FOR THE EXTERIOR OF ACCESSORY DWELLING UNIT

5 Height

Max Height 16' for ADU up to 800 SF, otherwise height of underlying zone

INTERIOR

DEVELOPMENT STANDARDS REQUIRED FOR THE INTERIOR OF ACCESSORY DWELLING UNIT

6 Kitchen

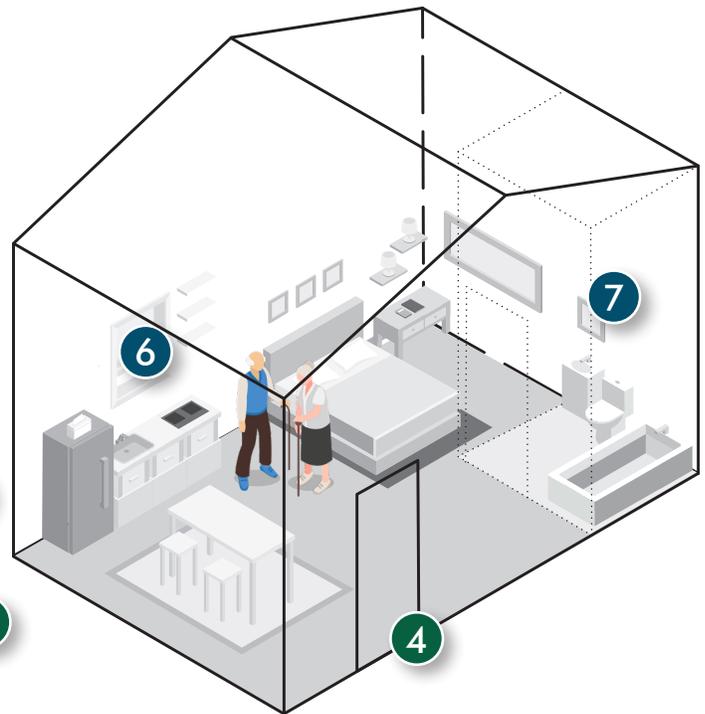
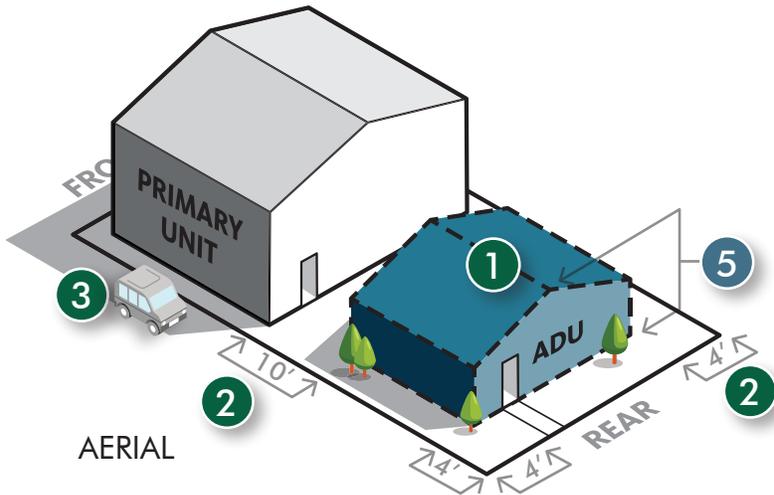
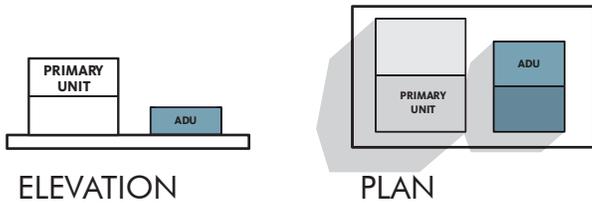
Cooking facility
 Appliances
 Food preparation counter
 Storage cabinets

7 Bathroom

Independent Bathroom
 from Primary Residence

Note: The following is a general guideline, specific zones and parcels may differ as ADUs are subject to applicable development standards of the underlying zone, such as total lot coverage of structures

ADU Detached: New Build



SITE

DEVELOPMENT STANDARDS
REQUIRED FOR THE OVERALL PROPERTY

- 1 Unit Size (1 per lot)**
Minimum Size: 150 SF
Maximum Size: 850 SF for a Studio
850 SF for a 1 Bedroom
1,000 SF for a 2+ Bedroom

For ADU larger than the maximum size, a Certificate of Compliance is required

- 2 Setback**
ADUs up to 800 SF require 4 foot setback. For ADUs greater than 800 SF, the underlying zone setbacks apply

- 3 Parking**
1 additional space unless the ADU is in a Historic Property, or within 1/2 mile walking of public transit, or on-street parking via a permit, or within 1 block of a car share

- 4 Access**
Independent entrance

EXTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE EXTERIOR OF
ACCESSORY DWELLING UNIT

- 5 Height**
Max Height 16' for ADU up to 800 SF, otherwise height of underlying zone

INTERIOR

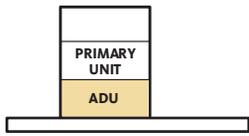
DEVELOPMENT STANDARDS
REQUIRED FOR THE INTERIOR OF
ACCESSORY DWELLING UNIT

- 6 Kitchen**
Cooking facility
Appliances
Food preparation counter
Storage cabinets

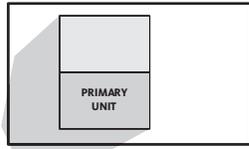
- 7 Bathroom**
Independent Bathroom from Primary Residence

Note: The following is a general guideline, specific zones and parcels may differ as ADUs are subject to applicable development standards of the underlying zone, such as total lot coverage of structures

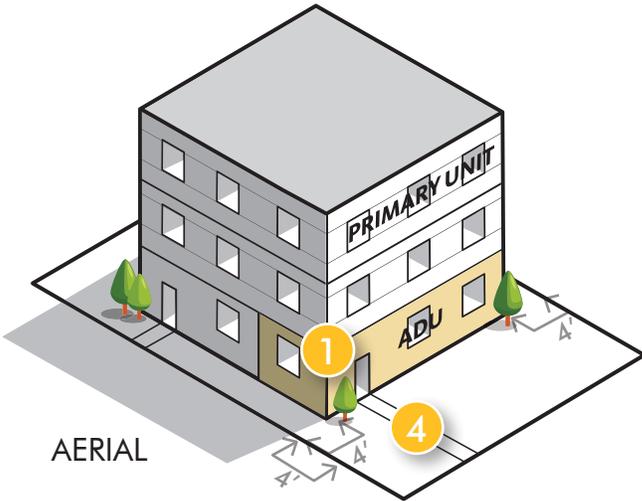
MULTI FAMILY Space Conversion



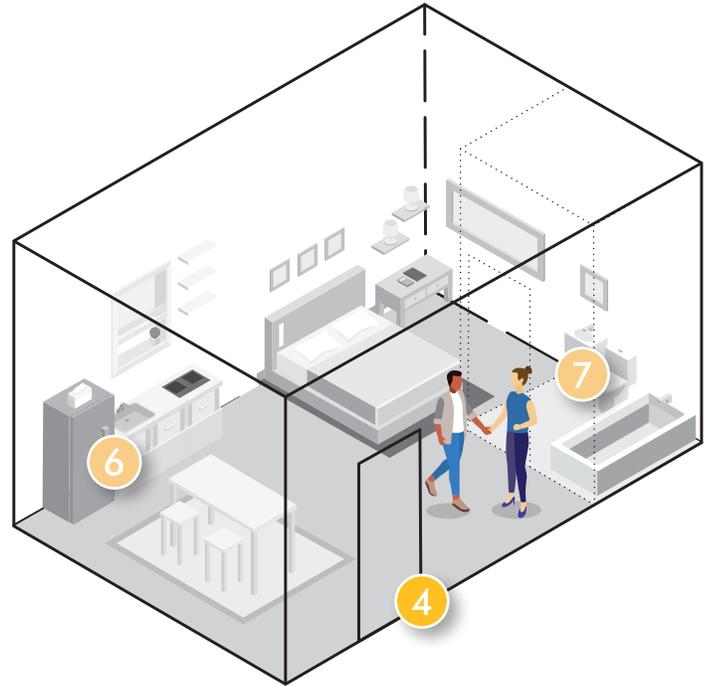
ELEVATION



PLAN



AERIAL



SITE

DEVELOPMENT STANDARDS
REQUIRED FOR THE OVERALL PROPERTY

- 1 Unit(s)**
Number of ADUs: 1 ADU or up to 25% of the existing number of multi-family units within legally permitted existing structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages
- 2 Setback**
N/A
- 3 Parking**
When a garage, carport, or covered parking structure is converted no replacement parking required. However, for other space conversions, 1 additional space is required unless the ADU is in a Historic Property, within 1/2 mile walking of public transit, on-street parking via a permit, or within 1 block of a car share
- 4 Access**
Independent entrance

EXTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE EXTERIOR OF
ACCESSORY DWELLING UNIT

- 5 Height**
N/A

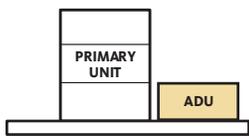
INTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE INTERIOR OF
ACCESSORY DWELLING UNIT

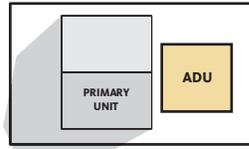
- 6 Kitchen**
Cooking facility
Appliances
Food preparation counter
Storage cabinets
- 7 Bathroom**
Independent Bathroom
from other units

Note: The following is a general guideline, specific zones and parcels may differ as ADUs are subject to applicable development standards of the underlying zone, such as total lot coverage of structures

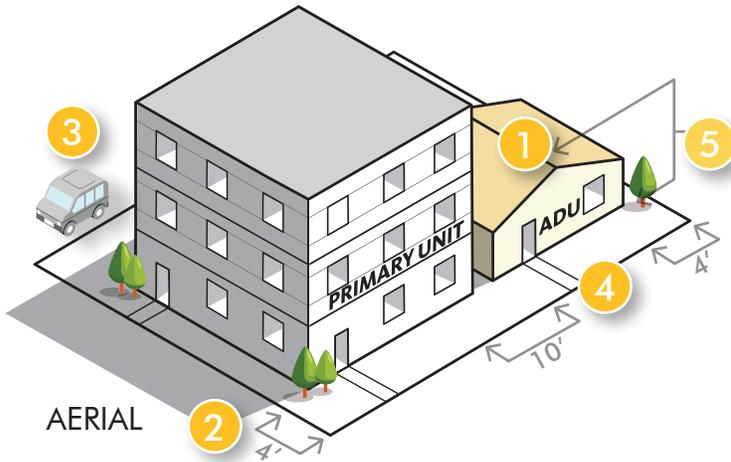
MULTI FAMILY Structure Conversion



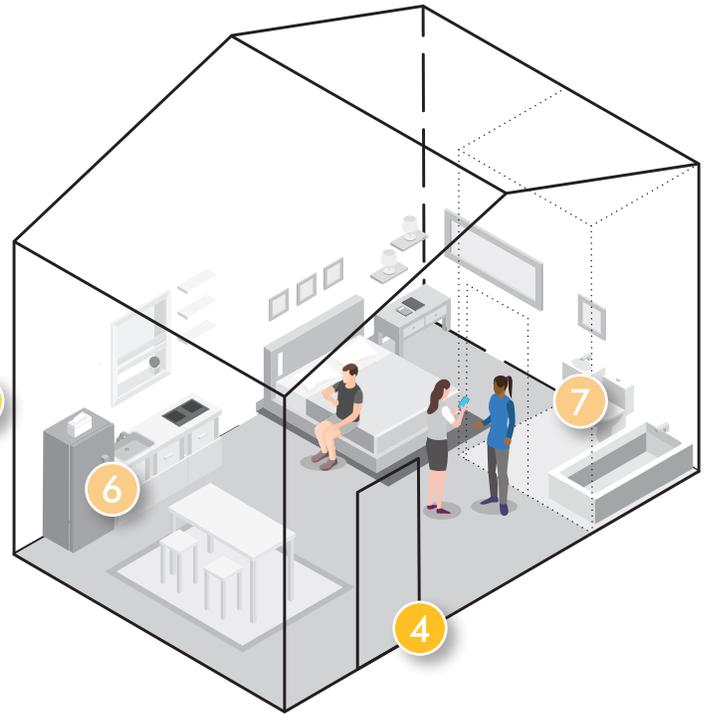
ELEVATION



PLAN



AERIAL



SITE

DEVELOPMENT STANDARDS
REQUIRED FOR THE OVERALL PROPERTY

- 1 Unit(s)**
Number of ADUs: 1 ADU or up to 25% of the existing number of multi-family units (Up to 2 new detached ADU) within legally permitted existing structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages
- 2 Setback**
Minimum rear & side setback 4'
Setback from primary 10'
- 3 Parking**
When a garage, carport, or covered parking structure is converted no replacement parking required. However, for other space conversions, 1 additional space is required unless the ADU is in a Historic Property, within 1/2 mile walking of public transit, on-street parking via a permit, or within 1 block of a car share
- 4 Access**
Independent entrance

EXTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE EXTERIOR OF
ACCESSORY DWELLING UNIT

- 5 Height**
Maximum Height 16'

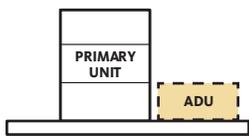
INTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE INTERIOR OF
ACCESSORY DWELLING UNIT

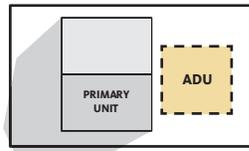
- 6 Kitchen**
Cooking facility
Appliances
Food preparation counter
Storage cabinets
- 7 Bathroom**
Independent Bathroom

Note: The following is a general guideline, specific zones and parcels may differ as ADUs are subject to applicable development standards of the underlying zone, such as total lot coverage of structures

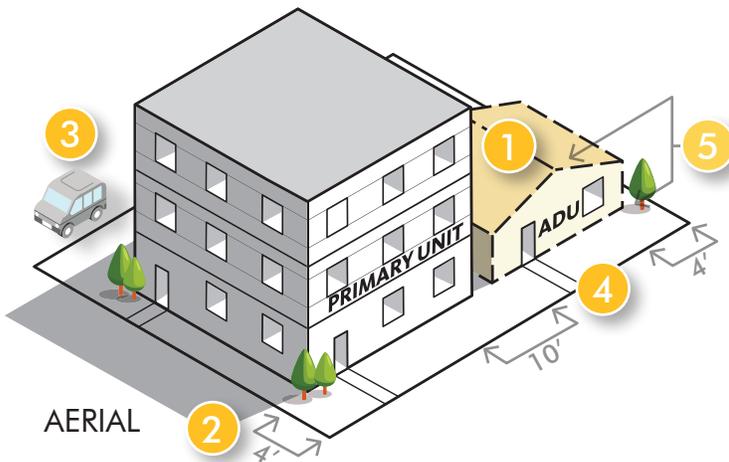
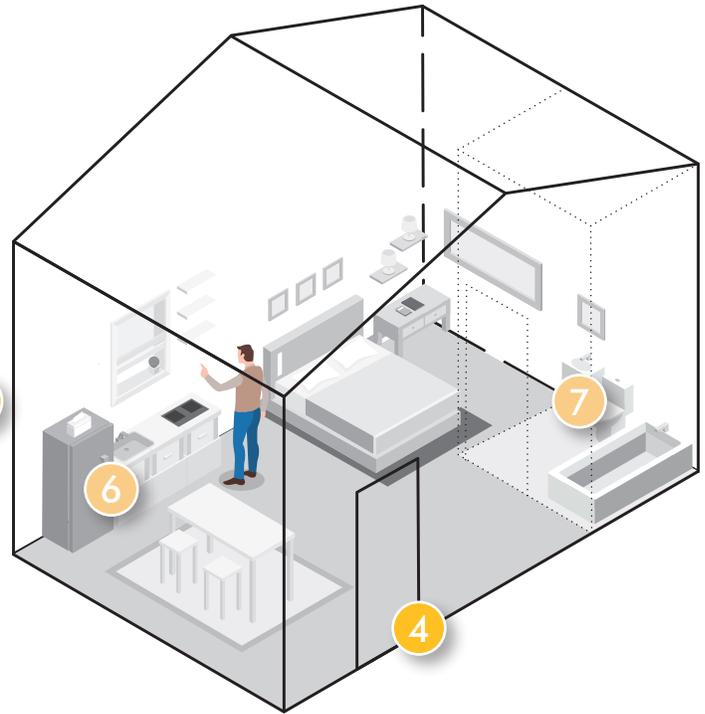
MULTI FAMILY New Build



ELEVATION



PLAN



AERIAL

SITE

DEVELOPMENT STANDARDS
REQUIRED FOR THE OVERALL PROPERTY

- 1 Unit(s)**
Number of ADUs: 1 ADU or up to 25% of the existing number of multi-family units (Up to 2 new detached ADU)
- 2 Setback**
Minimum rear & side setback 4'
Setback from primary 10'
- 3 Parking**
1 additional space unless the ADU is in a Historic Property, or within 1/2 mile walking of public transit, or on-street parking via a permit, or within 1 block of a car share
- 4 Access**
Independent entrance

EXTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE EXTERIOR OF
ACCESSORY DWELLING UNIT

- 5 Height**
Maximum Height 16'

INTERIOR

DEVELOPMENT STANDARDS
REQUIRED FOR THE INTERIOR OF
ACCESSORY DWELLING UNIT

- 6 Kitchen**
Cooking facility
Appliances
Food preparation counter
Storage cabinets
- 7 Bathroom**
Independent Bathroom

Note: The following is a general guideline, specific zones and parcels may differ as ADUs are subject to applicable development standards of the underlying zone, such as total lot coverage of structures