

Proposed Draft ADU Ordinance

City Council
May 13, 2020



Accessory Dwelling Units

	Previous SSF Code	New State Code (Effective 1/1/20)
Review Period	120 Days	60 Days
Eligible Site	Lot containing single-family dwelling.	Lot that allows single- &/or multi-unit dwelling/s.
Max # of ADUs Allowed	1 ADU or junior ADU (JADU)	<ul style="list-style-type: none">• Lot with single family structure:<ul style="list-style-type: none">• 1 ADU within proposed or existing space of dwelling or accessory structure; OR• 1 new detached ADU plus 1 JADU within proposed or existing dwelling; OR• 1 JADU within proposed or existing space of dwelling. <p><i>(The City can decide to allow attached ADUs.)</i></p>

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Max # of ADUs Allowed (cont.)		<ul style="list-style-type: none">• Lot with multi-family structure:<ul style="list-style-type: none">• 25% of existing units or 1 unit, whichever is greater, within existing non-livable space;• 2 detached ADUs.
Max Lot Coverage	Requirement of zoning district.	Requirement of zoning district, BUT must allow at least 800 sq. ft.
Max FAR	Requirement of zoning district;	<ul style="list-style-type: none">• Requirement of zoning district, BUT must allow at least 800 sq. ft.• Studio/1-bdrm: at least 850 sq. ft.• 2+ bdrm: at least 1,000 sq. ft. <i>(City can decide to allow higher maximums.)</i>

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Max FAR (cont.)		<ul style="list-style-type: none">For attached ADUs:<ul style="list-style-type: none">50% of primary unit area or 800 sq. ft., whichever is greaterADUS w/in existing structure:<ul style="list-style-type: none">Expansion of 150 sq. ft. to accommodate ingress/egress
Max Height	12-15 feet, depending on construction type	16 feet <i>(City can choose to enforce height requirement of zoning district for attached ADUs.)</i>
Min Setback	<ul style="list-style-type: none">Rear: 5 feetInterior Side: 5 feetStreet Side: Req. of zoning district	<ul style="list-style-type: none">Rear: 4 feetInterior/Street Side: 4 feet

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Min Setback (cont.)	<ul style="list-style-type: none">• Rear of primary unit: 6 feet• Garage conversion: No setback req.	<ul style="list-style-type: none">• Conversion or existing dwelling/accessory structure: No setback req. <i>(City can choose to enforce setback req. of zoning district for front yard and distance between structures.)</i>
Entry Req.	Access required.	Access required.
Parking Req.	1 space for ADU; parking waived if: <ul style="list-style-type: none">• ½ mile from transit;• In historic district;• Permit required for on-street parking; or 1 block from car share	Max 1 space per ADU/bdrm, whichever is less; parking waived if: <ul style="list-style-type: none">• ½ mile from transit;• In historic district;• Permit required for on-street parking; or 1 block from car share

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Parking Replacement	Provide replacement parking when an ADU/JADU replaces required parking for primary residence.	Replacement parking NOT required.
Occupancy	Owner-occupied	Owner-occupied for JADUs only
Sale/Conveyance	Can't be sold separately.	Can't be sold separately.
Fees	<p>Building Fees:</p> <ul style="list-style-type: none">• Residential• Valuation based plumbing, mechanical and electrical fees <p>School District Fee</p> <ul style="list-style-type: none">• Residential: \$3.48/sq. ft.	<ul style="list-style-type: none">• Cannot charge connection fees/capacity charges for ADUs unless associated with new primary unit.• Impact fees only apply to ADUs 750 sq. ft. or more in size and must be charged proportionally in relation to size of primary unit.



QUESTIONS?