

ACCESSORY DWELLING UNITS (ADU)

EXISTING STRUCTURES

This category includes conversion of existing living area¹ or accessory structures AND complete demolition and reconstruction of existing spaces with the same dimensions and within the same footprint.

Permissible Zones	CMU, R1, RS, R2, R3, RMU if existing primary residence NC, CC, GC, HC, CBD if existing residence with approved CUP (If no CUP, then ADU requires Administrative Permit)
Number	<i>Lots with single-family structures</i> 1 per lot <i>Lots with multi-family structures (includes duplex)</i> Detached: 2 per lot (16-foot height max and 4-foot min side and rear setbacks) Within multifamily building: 1 or up to 25% of the existing units
Density, Lot Size, Lot Coverage	Density, Lot Size, and Lot Coverage limitations do not apply to ADUs
Setbacks	None required (includes porches, decks, balconies, stairs, and patios attached to and for the use of the ADU within existing footprint) Garages are subject to the setbacks of Section 19.22.030
Floor Area/Square Footage	Minimum of 150 square feet Studio and 1 BD = Maximum of 850 square feet 2+ BD = Maximum of 1,000 square feet
Appearance	ADU shall be designed and constructed so as to be compatible with the existing primary dwelling unit and neighborhood in terms of height, form, and materials, and the ADU shall be subordinate to the primary dwelling unit. Manufactured homes shall meet the architectural standards set forth in Section 19.10.030(E)
Minimum Facilities	Must include complete independent living facilities ¹ , including a separate exterior access from the primary.
Utilities	Shared connections are permitted if adequate capacity exists or is proposed (at applicant's expense).

	Separate connections are permitted, but not required.
Parking	None required. When a garage, carport, or covered parking structure is demolished or converted in conjunction with an ADU, replacement parking is not required.
Building and Fire Codes	Fire sprinklers are not required for the ADU if they were not required for the primary dwelling.
Fees	See the Accessory Dwelling Units Fee Policy.
Use Restrictions	<i>Sales Prohibited.</i> ADUs shall not be sold independently of the primary dwelling unit on the lot. <i>Rentals.</i> ADUs may be rented as long as the rental term exceeds 30 calendar days. Accordingly, short-term rental permits authorized pursuant to Chapter 4.25 (Short-Term Rentals) will not be issued for ADUs.
1. Permanent provisions for living, sleeping, eating, cooking, and sanitation as set forth in Section 19.60.030.I	

**ACCESSORY DWELLING UNITS (ADU)
NEW STRUCTURES**

This category includes new structures and expansions or additions to existing structures.

Permissible Zones	CMU, R1, RS, R2, R3, RMU if existing primary residence NC, CC, GC, HC, CBD if existing residence with approved CUP (If no CUP, then ADU requires Administrative Permit)
Number	<i>Lots with single-family structures</i> 1 per lot <i>Lots with multi-family structures (includes duplex)</i> Detached: 2 per lot (16-foot height max and 4-foot min side and rear setbacks) Within multifamily building: 1 or up to 25% of the existing units
Density, Lot Size, Lot Coverage	Density, Lot Size, and Lot Coverage limitations do not apply to ADUs
Setbacks	4-foot side and rear setbacks for any new buildings or new portions of buildings ¹
Floor Area/Square Footage	Minimum of 150 square feet Studio and 1 BD = Maximum of 850 square feet 2+ BD = Maximum of 1,000 square feet
Height	The standards applicable to the primary residence apply.
Appearance	ADU shall be designed and constructed so as to be compatible with the existing primary dwelling unit and neighborhood in terms of height, form, and materials, and the ADU shall be subordinate to the primary dwelling unit. Manufactured homes shall meet the architectural standards set forth in Section 19.10.030(E)
Minimum Facilities	Must include complete independent living facilities ² , including a separate exterior access from the primary.
Utilities	Shared connections are permitted if adequate capacity exists or is proposed (at applicant's expense). Separate connection can be required. Separate connections are permitted.

<p>Parking</p>	<p>None required if the ADU is:</p> <ul style="list-style-type: none"> • An expansion or addition • Located within ½-mile walking distance of public transit. • Located within a historic district (applies only to Historic Old Town). • Located within an on-street parking permits program area, but permits are not offered to the occupant of the ADU. <p>For new structures where none of the above applies, 1 space per unit or per bedroom (whichever is less). Required parking may be located within a setback and/or as a tandem space.</p> <p>When a garage, carport, or covered parking structure is demolished or converted in conjunction with an ADU, replacement parking is not required.</p>
<p>Building and Fire Codes</p>	<p>Fire sprinklers are not required for the ADU if they were not required for the primary dwelling.</p>
<p>Fees</p>	<p>See the Accessory Dwelling Units Fee Policy.</p>
<p>Use Restrictions</p>	<p><i>Sales Prohibited.</i> ADUs shall not be sold independently of the primary dwelling unit on the lot.</p> <p><i>Rentals.</i> ADUs may be rented as long as the rental term exceeds 30 calendar days. Accordingly, short-term rental permits authorized pursuant to Chapter 4.25 (Short-Term Rentals) will not be issued for ADUs.</p>
<ol style="list-style-type: none"> 1. Includes porches, decks, balconies, stairs, and patios which are attached to and for the use of the ADU. 2. Permanent provisions for living, sleeping, eating, cooking, and sanitation as set forth in Section 19.60.030.I 	

JUNIOR ACCESSORY DWELLING UNITS (JADU)

By definition, a JADU must be contained entirely within a single-family residence. It must also include a separate exterior access.

Permissible Zones	Any zone which allows single-family or multi-family uses, which includes R1, RS, R2, R3, RMU, NC, CC, GC, and HC.
Number	<p><i>Lots with single-family structures</i> 1 ADU <u>or</u> JADU per lot, except in the case of footnote 1</p> <p><i>Lots with multi-family structures</i> None</p>
Floor Area/Square Footage	Minimum of 150 square feet and maximum of 500 square feet.
Parking	None required
Building and Fire Codes	Fire sprinklers are not required for the JADU if they were not required for the primary dwelling. It is not treated as a separate unit.
Minimum Facilities	Permanent provisions for living, sleeping, and eating; a food preparation counter with electrical outlet, sink, and cabinets for food storage; and shared or private sanitation.
Utilities	<p><i>Shared</i> connections are permitted. A JADU is not treated as a separate unit for the purpose of providing utilities.</p> <p><i>Separate</i> connections are permitted, but not required.</p>
Fees	See the Accessory Dwelling Units Fee Policy.
Use Restrictions	<p><i>Sales Prohibited.</i> JADUs shall not be sold independently of the primary dwelling unit on the lot.</p> <p><i>Rentals.</i> JADUs may be rented as long as the rental term exceeds 30 calendar days. Accordingly, short-term rental permits authorized pursuant to Chapter 4.25 (Short-Term Rentals) will not be issued for JADUs.</p> <p><i>Owner Occupancy.</i> Property owner shall reside in either the remaining portion of the single-family dwelling unit or the newly created JADU.</p>
<p>1. If there is an existing or proposed ADU which is a detached, new construction structure that provides four-foot side and rear yard setbacks then both an ADU and a JADU are allowed on the same lot.</p>	