





ACCESSORY DWELLING UNITS AND SECONDARY DWELLINGS | DEVELOPMENT STANDARDS SUMMARY

	ATTACHED ADU	DETACHED ADU	JADU ¹	EFFICIENCY UNIT	SECONDARY DWELLING	
					DETACHED	ATTACHED
TYPE	 New structure sharing at least one wall with the main house.	 New freestanding structure separate from the main home	 A small conversion ADU within the main home or attached garage	 An attached or detached ADU less than 380 SF and that meets the efficiency unit requirements ²	Unit that provides complete living facilities for one family and is situated on the same parcel as another residential unit. It may be a detached building, attached to the primary dwelling, or located within the living area of an existing primary dwelling.	
MIN SIZE	380 SF	380 SF	380 SF	220 SF of living room area ²	380 SF	380 SF
MAX SIZE - R-TC ZONING	50% of floor area not to exceed 1200 SF	850 SF unless more than one bedroom, then 1,000 SF	500 SF	379 SF	N/A	N/A
MAX SIZE - R-R ZONING	50% of floor area not to exceed 1200 SF	1500 SF	500 SF	379 SF	N/A	N/A
MAX SIZE - A, A-SM, A-SV ZONING	N/A	N/A	N/A	N/A	2400 SF	50% of the gross floor area of the primary dwelling; if established within primary dwelling, gross floor area shall not exceed 33% of gross floor area of primary dwelling
OWNER OCCUPANCY	N/A	N/A	Primary dwelling or JADU must be occupied by the property owner unless owner is a government agency, land trust or housing org	N/A	N/A	N/A

	ATTACHED ADU	DETACHED ADU	JADU ¹	EFFICIENCY UNIT	SECONDARY DWELLING	
					DETACHED	ATTACHED
RENTAL	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling; Shall not be rented for a term of 30-days or less; Owner must record deed restriction	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling	
SEPARATE ENTRANCE	Exterior access separate and independent from the entrance of the primary dwelling.	Exterior access separate and independent from the entrance of the primary dwelling.	Exterior access separate and independent from the entrance of the primary dwelling.	Exterior access separate and independent from the entrance of the primary dwelling.	Exterior access separate and independent from the entrance of the primary dwelling.	
FRONT SETBACK	See Development Standards Table in corresponding Zoning District ³	See Development Standards Table in corresponding Zoning District ³	N/A	See Development Standards Table in corresponding Zoning District ³	See Development Standards Table in corresponding Zoning District	
REAR & SIDE YARD SETBACK	Four feet from the side and rear lot lines ³	Four feet from the side and rear lot lines ³	N/A	Four feet from the side and rear lot lines ³	See Development Standards Table in corresponding Zoning District	
PARKING	One onsite parking space for each ADU which may be in the front or side yard setback or through tandem parking ⁴	One onsite parking space for each ADU which may be in the front or side yard setback or through tandem parking ⁴	N/A	N/A	One off-street parking space is required.	

1. In limited circumstances a JADU and ADU may be allowed on the same site. (i) The accessory dwelling unit is detached from the primary dwelling and complies with all applicable development standards, and (ii) The accessory dwelling unit does not exceed 800 SF gross floor area, and (iii) the JADU is entirely within the existing space of an existing or proposed single-family dwelling, provided that an existing single-family dwelling may not be expanded no more than 150 SF for the sole purpose of accommodating ingress and egress for the JADU. When a JADU and ADU are located on the same parcel, neither unit may be rented for less than 30 days.

2. An efficiency unit meets the following: no more than 2 people shall occupy and must include: (i) a living room of not less than 220 SF of floor area, (ii) a separate closet, (iii) a kitchen sink, cooking appliance and refrigerator, meet building code requirements, and (iv) a separate bathroom containing a water closet, lavatory, and bathtub or shower.

3. No additional setback shall be required when existing living area of a dwelling or an existing residential accessory structure such as a garage is converted to an accessory dwelling unit, or when an accessory dwelling unit is constructed in the same location and to the same dimensions as an existing dwelling or residential accessory structure.

4. An on-site parking space is not required for an accessory dwelling unit in any of the following instances: (i) The accessory dwelling unit is located within one-half mile walking distance of public transit. (ii) The accessory dwelling unit is part of the proposed or existing primary residence or a residential accessory structure. (iii) An uncovered or covered parking space is demolished or converted in conjunction with the creation of an ADU.