

Section 1.12.108 Definitions

Accessory Dwelling Unit (ADU).

An attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. An ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An ADU also includes: (a) an efficiency unit, or (b) a manufactured home, as defined in Sections 18007 and 17958.1 of the California Health and Safety Code. See also Section 2.04.388 Accessory Dwelling Units (ADUs).

A. Accessory Dwelling Unit, Repurposed (Single-Family).

An attached or detached ADU within an existing legally established (a) single-family dwelling, or (b) existing accessory structure on a parcel with an existing or proposed single-family dwelling.

B. Accessory Dwelling Unit, Repurposed (Two-Family or Multi-Family).

An attached ADU within existing non-habitable space(s) including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or attached garages in an existing legally established two-family or multi-family structure.

C. Junior Accessory Dwelling Unit (JADU).

A unit that is contained within the habitable floor area of a single-family residence and includes a separate exterior entrance. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure. At minimum, a JADU shall include an efficiency kitchen, which shall include a food preparation counter, refrigerator, and storage cabinets.

§ 2.04.388. Accessory Dwelling Units (ADUs).

This section is intended to implement Government Code Sections [65852.1](#), [65852.2](#), and [65852.22](#) et seq., by allowing the creation of accessory dwelling units (ADUs) and/or junior accessory dwelling units (JADUs) through ministerial review subject to meeting the criteria defined below.

A. Location and Number Permitted. Subject to meeting the regulations of this section, ADUs and/or JADUs shall be allowed on a parcel in the following locations and quantities:

Attachment 2: Existing ADU/JADU Regulations (to be repealed and replaced)

Type	Total Number of Units
A Parcel with an Existing or Proposed Single-Family Use (both of the following are permitted)	
Repurposed ADU, Detached ADU, or Attached ADU	Maximum of 1 ADU is permitted.
JADU	Maximum of 1 JADU is permitted.
A Parcel with an Existing Two-Family or Multi-Family Use (both of the following are permitted)	
Repurposed ADU	<ul style="list-style-type: none"> • Minimum of 1 ADU is permitted. • Maximum number of units not to exceed 25 percent of the number of legally established dwelling units on a parcel. • Limited to non-habitable portions of the existing dwelling structure(s). • A fraction of 0.5 or more is rounded up and a fraction that is less than 0.5 is disregarded.
Detached ADU	<ul style="list-style-type: none"> • Maximum of 2 detached ADUs are permitted. • The two ADUs are permitted to be attached to one another, but shall be detached from all existing structure(s).

1. ADUs and JADUs do not count toward the maximum density established by the zoning district in which the property is located.

B. Unit Size. ADUs and JADUs shall not exceed the maximum floor area established below.

Type	Maximum Floor Area
A Parcel with an Existing or Proposed Single-Family Use	
Repurposed ADU, Detached ADU, Attached ADU	The greater of: <ul style="list-style-type: none"> • 800 square feet; or • 850 square feet, or 1,000 square feet if two or more bedrooms, subject to Subsection B.1 below; or • 50% of the total floor area of the primary dwelling, not to exceed 1,200 square feet, subject to Subsection B.1 below.
JADU	500 square feet, excluding any shared sanitation facility with the primary dwelling.

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Type	Maximum Floor Area
A Parcel with an Existing Two-Family or Multi-Family Use	
Repurposed ADU	1,200 square feet
Detached ADU	The greater of: <ul style="list-style-type: none"> • 800 square feet; or • 850 square feet, or 1,000 square feet if two or more bedrooms, subject to Subsection <u>B.1</u> below.

1. An ADU greater than 800 square feet is required to comply with the maximum lot coverage, floor area ratio (FAR), and minimum open space requirements established by the zoning district in which the property is located, with the exception of repurposed ADUs on a two-family or multi-family parcel.

2. On a parcel with an existing single-family dwelling, the existing structure may be expanded by up to 150 square feet to accommodate ingress and egress for a repurposed ADU, subject to Subsection B.1 above.

3. An ADU or JADU shall be a minimum of 150 square feet or the size necessary to accommodate an efficiency unit as defined in Sections 18007 and 17958.1 of the Health and Safety Code, whichever is greater.

C. Setbacks and Separation.

1. Minimum four-foot side and rear yard setbacks are required for all attached and detached ADUs.

2. Detached ADUs shall maintain a minimum five-foot separation from other structures on the parcel.

3. ADUs shall not occupy a required front yard and shall be subject to the driveway visibility requirements of Section 4.08.148 Driveways—Visibility.

4. No setbacks are required for the repurposed portions of an ADU. Any expanded portions of a repurposed ADU shall comply with Subsections C.1 and C.2 above.

D. Height. Notwithstanding the definition of "Height" in Section 1.12.108 Definitions, ADUs and JADUs shall not exceed the heights established below as measured from the finished adjacent ground level to the highest point on the finished roof.

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Type	Maximum Height
A Parcel with an Existing or Proposed Single-Family Use	
Repurposed ADU	Same as existing structure
Detached ADU	16 feet on a lot with an existing or proposed single-family or multi-family dwelling unit 18 feet on a lot with an existing or proposed single-family or multi-family dwelling unit within one-half mile of a major transit stop or high-quality transit corridor, as defined in Public Resources Code Sections 21064.3 and 2115 , except that an additional two feet in height shall be permitted to accommodate a roof pitch that is aligned with the roof pitch of the primary dwelling unit. 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multistory dwelling
Attached ADU	Maximum height as established by zoning district or 25 feet, whichever is lower. The ADU may project one foot laterally into the required daylight plane.
JADU	Same as existing single-family dwelling
A Parcel with an Existing Two-Family or Multi-Family Use	
Repurposed ADU	Same as existing structure
Detached ADU	16 feet

E. Parking. No parking spaces shall be required for an ADU or JADU. No replacement parking spaces shall be required when a garage, carport, or parking structure is repurposed as an ADU.

F. Entrance. An ADU or a JADU shall include its own entrance, separate from the main entrance to the primary dwelling structure(s). An exterior stairway proposed to serve an ADU and/or JADU on a second story or higher shall not be visible from the front public right-of-way.

G. Design Standards. Attached and/or repurposed ADUs shall incorporate the same roof and exterior wall material, building color(s), door and window trim, and predominate roof form and pitch as the primary dwelling structure. Repurposed garages shall replace garage

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doors with the same exterior wall material, building color, and door and window trim as the primary dwelling structure.

H. No Balconies/Decks. ADUs shall not contain balconies, upper-story decks, or rooftop terraces.

I. No Short-Term Rental. ADUs and JADUs shall not be rented for terms of 30 days or less.

J. Occupancy. Owner-occupancy shall not be required.

K. Sale. Neither the ADU nor the JADU shall be sold separately from the primary structure.

L. Review and Approval Authority. Application for an ADU and/or JADU shall be subject to ministerial building permit review and approval within 60 days of submission of a complete application. However, if an application to create an ADU or JADU is submitted with an application that requires discretionary review, a building permit shall not be issued for the ADU or JADU until the discretionary approval(s) have first been granted and any appeal period(s) has/have passed.