



Accessory Dwelling Units in Residential Districts



DETACHED



ATTACHED



INTERIOR (UPPER LEVEL)



ABOVE GARAGE



GARAGE CONVERSION



What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit, commonly referred to as an ADU, is a secondary dwelling unit that has a separate kitchen, bathroom, and sleeping area, that exists within or on the same lot as a detached dwelling also known as a single-family home.

ADUs can provide many benefits and provide opportunities for:

- Missing middle and naturally occurring affordable housing
- Aging in place
- Multigenerational households
- Generation of rental income

ADUs can be attached to or detached on the same lot as the principal detached dwelling. Other commonly used terms for ADUs include mother-in-law suites, garage apartments, granny flats, backyard cottages, and casitas.

Where is an ADU allowed?

Accessory Dwelling Units are permitted in the following residential zoning districts:

- Low Density Residential (LDR)
- Low Medium Density Residential (LMDR)
- Medium Density Residential (MDR)

What are the regulations for ADUs?

In each Zoning District where ADUs are permitted, there are a set of development standards and flexibility criteria. These standards and criteria vary by district and address lot size, setbacks, height, and parking. The specific standards for each of the zoning districts where ADUs are permitted can be found in Article 2 of the Community Development Code.

Accessory Dwelling Units may be used as a rental unit but must be for a period of no less than 31 days or one calendar month, whichever is less, and would require a Business Tax Receipt. Short-term rentals are not permitted in residential zoning districts.

What are the other requirements?

- Size** An ADU shall not exceed 750 square feet or 50 percent of the gross floor area of the primary house.
- Number Allowed** A parcel of land with conforming density shall be permitted one (1) accessory dwelling unit.
- Design** An ADU should be constructed with similar architectural styles as the primary house. Detached ADUs shall have similar styled windows, paint scheme, and roof design as the primary house.
- Occupancy** The property owner is required to occupy either the primary house or the ADU.
- Parking** One off-street parking space is required in addition to the required off-street parking requirement for the primary house. A legal on-street parking space may be substituted for this requirement if approved by the City Engineer.
- Review Process** Zoning approval is required before building permit application. This is done through a Flexible Standard Development application, which has a fee of **\$200**. This is an administrative review completed by the city's Development Review Committee (DRC) and does not require a public hearing. Applications are due on the first business day of each month by 12:00 noon to be included in that application cycle.