

Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling (JADU) Handout

	ADU	JADU
Permitted if:	<ul style="list-style-type: none"> The property is zoned to allow residential uses The property has at least one existing or proposed primary dwelling unit. 	<ul style="list-style-type: none"> The property is in the NL zone At least one single family residence (SFR) exists on the property or is proposed to be built concurrently with the JADU Can be located on a lot with a detached ADU
Not permitted if:	<ul style="list-style-type: none"> The property is in a zone that does not allow residential uses Has an existing ADU or Granny Flat (excludes JADU). 	<ul style="list-style-type: none"> Not in the NL zone Has an existing JADU Has an attached or internal ADU
Minimum Lot Size:	<ul style="list-style-type: none"> No minimum lot size 	<ul style="list-style-type: none"> No minimum lot size
Maximum Size:	<ul style="list-style-type: none"> New detached ADU –1,000 sq. ft. if or 800 SF if exceeds standards New attached ADU- 50% of the SFR's living area up to a maximum of 1,000 sq. ft. New ADU within a SFR- 50% of the SRF's living area. Conversion- full structure 	<ul style="list-style-type: none"> 500 square feet
Minimum Size:	<ul style="list-style-type: none"> 150 SF for no more than two persons 	<ul style="list-style-type: none"> 150 SF for no more than two persons
# of Bedrooms:	<ul style="list-style-type: none"> No maximum (70 SF minimum size) 	<ul style="list-style-type: none"> No maximum (70 SF minimum size)
Yard Setbacks:	<ul style="list-style-type: none"> 4 foot side and rear yard 6 foot distance from primary dwelling Conversion: No setback required 	<ul style="list-style-type: none"> N/A
Maximum Height:	<ul style="list-style-type: none"> 16 feet unless primary residence multi-story 	<ul style="list-style-type: none"> N/A
Maximum Lot Coverage:	<ul style="list-style-type: none"> Based on zoning, but first 800 SF is exempt 	<ul style="list-style-type: none"> N/A
Maximum #:	<ul style="list-style-type: none"> If the lot has: (1) single family residence then a maximum of (1) detached and (1) junior accessory dwelling are permitted or (1) attached or internal ADU. if lot has > 1 detached single family residences then (1) ADU within one of the single family residences and (1) detached ADU. If the lot has <u>multi-family residences</u> then a minimum of (1) ADU up to 25% of total number of units <u>or</u> (2) detached ADUs. 	<ul style="list-style-type: none"> One (1)
Parking:	<ul style="list-style-type: none"> None required 	<ul style="list-style-type: none"> None required
Separate Entrance:	<ul style="list-style-type: none"> A separate exterior entrance is required. An interior entrance into or from the primary residence is prohibited. Garage conversions require garage door to be removed and replaced with a new façade An attached ADU cannot involve any changes to existing street facing walls nor to floor or roof elevations. 	<ul style="list-style-type: none"> A separate exterior entrance is required. An interior entrance into or from the primary residence is permitted.
Kitchen:	<ul style="list-style-type: none"> A full kitchen, separated from the primary residence is required. 	<ul style="list-style-type: none"> An efficiency kitchen is required.
Sanitation (Bathroom):	<ul style="list-style-type: none"> An ADU has separate sanitation facilities from the primary residence. 	<ul style="list-style-type: none"> A JADU may share bath/sanitation facilities with primary residence or have separate facilities.
Laundry:	<ul style="list-style-type: none"> An ADU is required to have its own laundry or direct access to laundry facilities. 	<ul style="list-style-type: none"> N/A
Application Fees:	<ul style="list-style-type: none"> Planning Review Plan Check fee is \$234 Building and Safety Plan Check fees Building Permit fees Potentially Public Works Plan Check fees 	<ul style="list-style-type: none"> Planning Review Plan Check fee is \$234 Building and Safety Plan Check fees Building Permit fees Potentially Public Works Plan Check fees
Rent Allowance:	<ul style="list-style-type: none"> Can be rented for a period of 30 days or more. 	<ul style="list-style-type: none"> Can be rented for a period of 30 days or more.
Deed Restriction Required to:	<ul style="list-style-type: none"> Set maximum square footage, prohibit being sold separately, and prohibit short-term rentals. Owner Occupant not required until 1/1/25 	<ul style="list-style-type: none"> Set maximum square footage, prohibit being sold separately, prohibit short-term rentals, Owner occupancy is required in the primary residence or JADU