

**ATTACHMENT 1 - ADU TABLE**

	<b>Junior ADU<sup>1</sup></b>	<b>Single Family ADU</b>			<b>Multifamily ADU</b>	
<b>ADU Type</b>	<b>Conversion JADU</b> (interior conversion meeting all JADU requirements)	<b>Conversion ADU<sup>2</sup></b> (interior conversion of existing space within a single family dwelling; conversion of a legally built detached accessory structure or rebuilding to same footprint and dimensions)	<b>Small Detached ADU and Attached ADU</b> (new construction and 800 square feet or smaller)	<b>ADU PERMIT – Large Detached ADU and Attached ADU</b> (generally, new construction and over 800 square feet)	<b>Conversion ADU</b> (interior conversion of existing non-habitable area of multifamily building such as storage space or boiler room)	<b>Detached ADU</b> (up two detached ADUs on a lot that has existing multifamily dwellings)
<b>Zoning</b>	Allowed in all zones that allow residential uses					
<b>Number of Accessory Units</b>	1	1; an ADU and an JADU are permitted on a lot within the existing or proposed space of a single-family dwelling	1; a small detached ADU may be combined with 1 JADU	1	At least 1 and no more than 25% of the existing unit count in the multifamily building	Up to 2
<b>Maximum Size (Square Feet)</b>	500		800	850 for studio and 1 bedroom 1,000 maximum And, if attached, no more than 50% of the floor area of an existing or proposed primary dwelling unit		
<b>Maximum Height (Feet)</b>	N/A	N/A	16	16	N/A	16
<b>Side Setbacks (Feet)</b>	N/A	Sufficient for fire safety	4	4	N/A	4
<b>Rear Setbacks (Feet)</b>	N/A	Sufficient for fire safety	4	4	N/A	4
<b>Front and street-facing Setbacks (Feet)</b>	N/A	N/A	N/A	Front=30 Street-facing property line other than front=20	N/A	N/A
<b>Maximum Lot coverage</b>	N/A	N/A	None	60%	N/A	
<b>Entrance(s)</b>	Separate entrance required					
<b>Kitchen</b>	Efficiency kitchen required <sup>3</sup>	Full kitchen required				
<b>Parking</b>	None	None	None	One spot, generally <sup>4</sup>	None	
<b>Deed Restrictions</b>	The property owner must record a deed restriction stating that owner-occupancy is required along with all the conditions required of an ADU	The property owner must record a deed restriction stating: the ADU may not be sold separately from the primary dwelling; the ADU is restricted to the approved size and to other attributes allowed by the code; the deed restriction runs with the land and may be enforced against future property owners; the deed restriction may be removed if the owner eliminates the ADU; the deed restriction is enforceable by the Director or his or her designee for the benefit of the City				
<b>Short Term Rentals</b>	Prohibited					
<b>Impact Fees</b>	None	ADUs less than 750 SF – None    ADUs equal to or greater than 750 SF – Impact fees collected must be proportional to square footage of existing dwelling unit				

<sup>1</sup> A Junior ADU (JADU) is a small dwelling unit created from some portion of a single-family dwelling. These units can have their own bathrooms or share with the single-family dwelling. An efficiency kitchen is required.

<sup>2</sup> Conversions do not allow modifications to the building footprint/dimensions of legally built accessory structures or buildings, except where sufficient ingress and egress may be accommodated. The structure may expand up to 150 square feet to accommodate the ingress and egress.

<sup>3</sup> An efficiency kitchen means a kitchen that includes each of the following: a cooking facility with appliances, a food preparation counter or counters that total at least 15 square feet in area, food storage cabinets that total at least 30 square feet of shelf space.

<sup>4</sup> A parking spot is not required if: ADU is located within one-half mile walking distance of public transit, ADU is located within an architecturally and historically significant historic district, on-street parking permits are required but not offered to the occupant of the ADU, there is an established car share vehicle stop located within one block of the ADU

