



# ADU DEVELOPMENT STANDARDS

	JADU	Single Family ADU		
ADU TYPE	Interior Conversion	Conversion	Detached	Attached
Zoning	Allowed on all lots zoned for Residential Single Family			
Maximum Size	500 sq.ft	<ul style="list-style-type: none"><li>• 50% of primary dwelling floor area or 800 sq.ft which ever is greater</li><li>• Entire detached accessory structure</li></ul>	1bd: 850 sq.ft. 2bd or more: 1,000 sq.ft.	
Setbacks	N/A	N/A	4'-0" side and rear	4'-0" side and rear
Maximum Height	N/A	N/A	16 Feet*	25 Feet
Entrance	Must have own separate exterior entrance			
Bathroom	Can share with primary dwelling	Separate bathroom Required		
Kitchen	Efficiency Kitchen	Full Kitchen Required		
Parking Requirement	<ul style="list-style-type: none"><li>• 1 covered/uncovered parking space (10' X 20') is required unless the property is located within 1/2 mile of an transit stop</li><li>• Parking Waiver Required if Converting a Garage(s)</li></ul>		1 covered/uncovered parking space (10' X 20') required unless the property is located within 1/2 mile of an transit stop	
Owner Occupancy	Required	Not Required until Jan 1, 2025		
Short Term Rental	Short Term Rentals are prohibited			
Impact Fees	No impact fees on ADUs under 750 sq.ft. Impact fees for ADUs larger than 750sq.ft. shall be proportional to the size of the ADU in relation to the primary dwelling			
Utility Connection	N/A	Utilities may be connected to the primary dwelling or separate services can be added		

\*A detached ADU within 1/2 mile walking distance of High Quality transit have a maximum height of 18 feet with 2 additional feet to match roof pitch