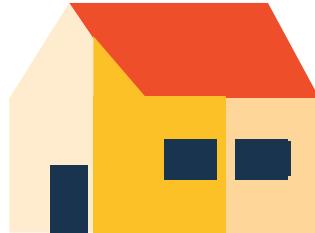
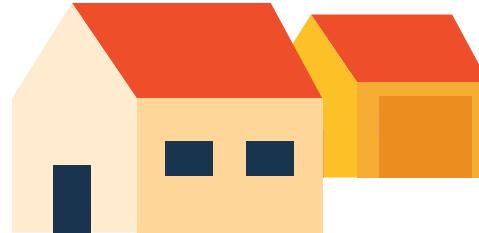




# CONVERSION ADU



**Conversion of Existing Floor Area**



**Conversion of Detached Accessory Structure**

## Setbacks

All existing, permitted setbacks can remain unaltered.

## Maximum Size

- Within an existing single family dwelling; 50% percent of the floor area of the existing primary dwelling or 800 square feet, whichever is larger.
- Existing, legal detached structure: the structure plus up to 150 square feet for ingress/egress purposes only.

## Kitchen and Bathroom

A separate kitchen and bathroom are required from the primary dwelling.

## Additional Requirements

- Any new portion must match primary dwelling (materials, color, roof pitch, windows, and doors)
- All exterior lighting must be downlight
- ADU must have its own independent exterior entrance that will not be visible from a public right of way.
- Drought-tolerant landscaping must be provided along the rear and side property lines and there shall be at least one 15-gallon size plant for every five linear feet of exterior wall length.