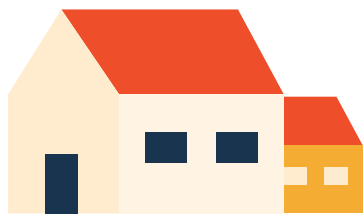
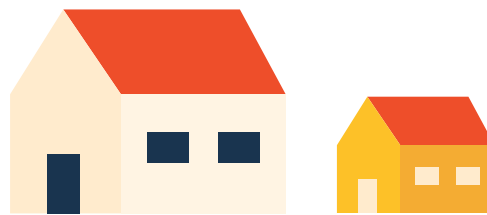




NEW CONSTRUCTION ADU



New Construction Attached ADU



New Construction Detached ADU

Setbacks	4'-0" from side and rear property line
Maximum Size	850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two bedrooms or more.
Site Planning	An accessory dwelling unit shall be located behind the rear building line of the primary dwelling, and be clearly subordinate in location and size. A detached ADU cannot be attached to another detached structure (garage, pool house, etc)
Floor Area Ratio (FAR) and Lot Coverage	No ADU may cause the total FAR to exceed 45% or lot coverage to exceed 50%. In addition, the rear yard lot coverage shall not exceed 25%. If the requirement would preclude the development of an accessory dwelling unit up to 800 square feet in size, this requirement does not apply.
Height	<ul style="list-style-type: none">• For Detached ADU: A max height limit of 16 feet* and single story• For Attached ADU: A max height of 25 feet and two stories
Additional Requirements	<ul style="list-style-type: none">• Must match primary dwelling (materials, color, roof pitch, windows, and doors)• All exterior lighting must be downlights• 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 with at least one 15-gallon size plant for every five linear feet of exterior wall length.• For new, detached ADUs, there must be indentations and/or projections provided of at least 8 inches in depth on at least two of the exterior walls to break up flat wall planes.

*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