

ACCESSORY DWELLING UNIT (ADU) TABLE

	JUNIOR ADU ¹		SINGLE FAMILY ADU		MULTIFAMILY ADU	
ADU TYPE	Conversion JADU (interior conversion meeting all JADU requirements)	Conversion ADU ² (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)	Small Detached ADU and Attached ADU (new construction and 800 square feet or smaller)	ADU PERMIT – Large Detached ADU and Attached ADU (generally, new construction and over 800 square feet)	Conversion ADU (interior conversion of existing non-habitable area of multifamily building such as storage space or boiler room)	Detached ADU (up to eight detached ADUs on a lot that has existing multifamily dwellings)
ZONING	Allowed in all zones that allow residential uses					
NUMBER OF ACCESSORY UNITS	A property could include one of each of these for a total of up to three additional units: <ul style="list-style-type: none"> • One JADU • One conversion ADU • One small, detached ADU (800 square feet or smaller) 			1	At least 1 and no more than 25% of the existing unit count in the multifamily building	Up to 8
MAXIMUM SIZE (SQUARE FEET)	500	N/A	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		
MAXIMUM HEIGHT (FEET)	N/A	N/A	16 ³	16 ³	N/A	16 ³
SIDE SETBACKS (FEET)	N/A	Sufficient for fire safety	4	4	N/A	4
REAR SETBACKS (FEET)	N/A	Sufficient for fire safety	4	4	N/A	4
FRONT AND STREET-FACING SETBACKS (FEET)	N/A	N/A	N/A	Front=30 Street-facing property line other than front=20	N/A	N/A
PRIMARY DWELLING SETBACK (FEET)	N/A	N/A	5 ⁶	5 ⁶	N/A	5
MAXIMUM LOT COVERAGE	N/A	N/A	None	60%	N/A	
ENTRANCE(S)	Separate entrance required					
KITCHEN	Efficiency kitchen required ⁴	Full kitchen required				
PARKING	None	None		One spot, generally ⁵	None	
SHORT TERM RENTALS	Prohibited					
IMPACT FEES	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			

¹ A Junior ADU (JADU) is a small dwelling unit (500 square feet or less) 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.

² 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.

³ If located within a half-mile of a major transit stop or high quality transit corridor, a detached ADU that is on a lot with a single-family or multifamily dwelling may be up to 18 feet in height by right, and the ADU be up to two feet taller (for a maximum of 20 feet) if necessary to match the roof pitch of the ADU to that of the main house. For a detached ADU on a lot with a multistory multifamily dwelling, the ADU may be 18 feet. At a single-family dwelling, an attached ADU may be 25 feet high.

⁴ 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.

⁵ 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.

⁶ A Detached ADU must be 5-ft from the primary dwelling