



Mandatory ADU Approval on Single Family and Multi-family Lots

Regardless of any other provisions, the City must approve building permits in any residential or mixed-use zoned lot to create any of the following:

- One detached or attached ADU and one JADU within an existing or proposed SFD per lot
- No minimum lot size required for single-family or Multi-family property

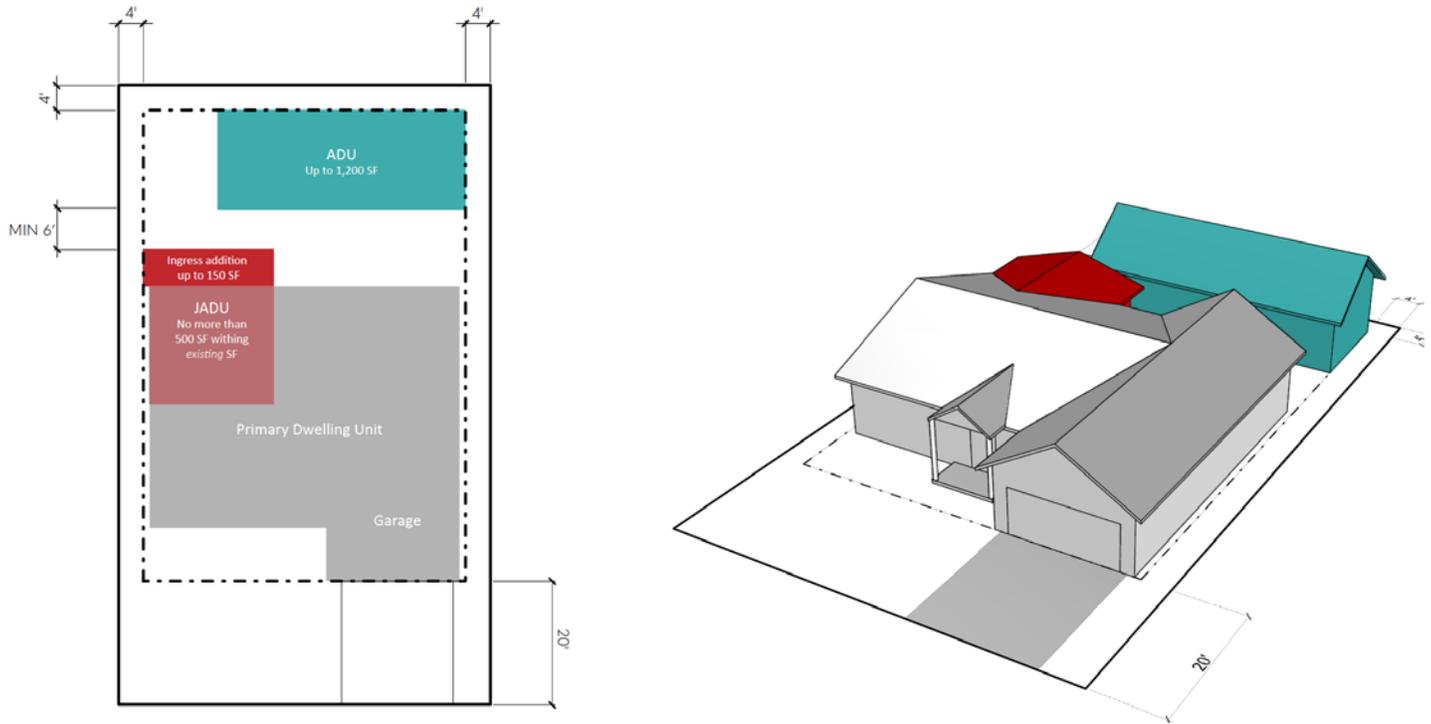
Development Standards for ADU and JADU Approval on Single Family and Multi-family Lots

- Expansion of existing SFD up to 150 square feet (may exceed zoning requirements for main SFD) for purpose of creating ingress/egress (maximum area of JADU of 500 sq. ft.)
- Exterior access required for each ADU and JADU
- Setbacks sufficient for fire safety between buildings
Up to 1200 square feet for ADU with two bedrooms and one bathroom
- Up to 500 square feet for JADU within existing SFD; must contain efficiency kitchen per IBC definition of "efficiency units")
- JADU may share bathroom facilities with main house
- Detached ADU allowed to 16 foot height limit
- 4 foot side and rear yard setbacks permitted for both detached and attached ADUs
- No setbacks required for conversions of existing structures (garages, or other accessory building)
- ADUs and JADUs are not subject lot coverage, open space, parking or design review.
- Manufactured ADU are permitted
- An ADU may occupy up to 50% of main SFD
- New second story ADUs/JADUs subject to Architectural Review process and must meet zoning code regulations
- JADU may be attached to detached ADU if create within the existing space.

Additional Limits on ADUs

- City will apply new State regulations until current regulations are adopted by City
- Projects will be approved within 60 days of filing building permit application per State law
- Nonconforming zoning conditions (setbacks, lot coverage, etc.) may remain for any structure when ADU or JADU is attached or created within said structure
- Requires rental of JADU and ADU for a term longer than 30 days beginning in 2020
- No fire sprinklers required unless they are required in the primary residence (check w/Building Official)
- City is expressly allowed to regulate parking, height, setback, landscape, architectural review, maximum unit size, to require standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources only.
 - Prohibited from enforcing minimum lot size requirements
 - Lot coverage requirements still allowed

Detached ADU with Attached JADU Diagram



Apartment Complexes, PD Zoning District and ADUs

- Apartment Developments: Permits ADUs on multifamily properties (such as apartment complexes). Each property is allowed 2 new detached units and one interior (boiler room conversion) unit and 25% of the original number of units without having to provide additional parking. Units can be built in the parking area, convert boiler or laundry rooms, or other area or may be in a new separate building by occupying existing surface or covered parking.
- Davis-Stirling Common Interest Development Act (HOAs): Developments with HOAs for single family developments must allow ADUs (refer to AB 670 or see Planning staff for further details). Non-single family developments may be allowed to build ADUs or JADUs with HOA permission.