

*Chapter 19.442 ACCESSORY DWELLING UNITS (ADU)<sup>1</sup>*

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**19.442.030 Requirements.**

An application for an ADU, MADU or JADU shall demonstrate compliance with all the standards and limitations set forth in this section, to the satisfaction of the Community & Economic Development Director or his/her designee.

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B. *Location.*

1. An ADU, MADU or JADU shall be located on the same lot as the proposed or existing primary dwelling.
2. A MADU shall not be located between the primary dwelling and the street within any front or street side yard.
3. An ADU may be either attached, located within the proposed or existing primary dwelling, or detached from the proposed or existing primary dwelling.
4. If attached, an ADU or JADU must have independent exterior access separate from the proposed or existing primary dwelling.
5. A JADU shall be constructed and located within the walls of the proposed or existing primary dwelling and include:
  - a. Cooking facilities with appliances, a food preparation counter, refrigeration facilities and storage cabinets that are of reasonable size in relation to the size of the JADU.
  - b. Separate sanitation facilities or shared sanitation facilities with the existing or proposed structure.

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D. *Unit Size.*

1. Attached ADUs.

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<sup>1</sup>Editor's note(s)—Ord. 7592 § 6(Exh. F), adopted in July 5, 2022, changed the title of Chapter 19.442 from "Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)" to "Accessory Dwelling Units (ADU)."

- a. The total floor space of an attached ADU, including conversion of existing floor area, shall not exceed 50 percent of the existing or proposed primary dwelling living area or 1,200 square feet, whichever is less.
  - b. The total floor space requirements shall not prevent the establishment of an ADU that is at least:
    - i. 850 square feet for units with one bedroom or less; or
    - ii. 1,000 square feet for units with more than one bedroom .
  - 2. The total floor space of any detached ADU shall not exceed 1,200 square feet.
  - 3. The total floor space of any MADUs shall be between 150 square feet and 430 square feet as measured within the exterior faces of the exterior walls.
  - 4. JADUs shall be no more than 500 square feet in size.
  - 5. The size of an ADU or JADU shall not be less than that of an efficiency dwelling unit, as set forth in Section 1208.4 of the California Building Code.
- E. *Number of Units.*
- 1. Single-family.
    - a. The number of dwellings permitted on a lot developed with an existing or proposed single-family residence, ~~or proposed to be developed with a single-family residence~~, shall be limited to the primary dwelling, one attached ADU, one detached ADU or MADU, and one JADU.
    - b. The number of dwellings permitted on a lot developed pursuant to California Government Code §§ 65852.21 and 66441.7, including ADUs, JADUs and MADUs, shall be as set forth in Chapter 19.443 (Two-Unit Developments).
  - 2. Multi-family.
    - a. Conversion of Existing Existing Structures.
      - i. At least one ADU, but no more than 25 percent of the existing number of multi-family dwellings, shall be permitted within existing structures on lots with multi-family dwelling structures.
      - ii. Conversions may include ADUs can include conversion of storage rooms, boiler rooms, passageways, attics, basements or garages provided the ADU complies with building standards for dwellings.
    - b. Construction of New Structures.
      - i. No more than two new detached ADUs shall be permitted on a lot that has a ~~an existing or proposed~~ multi-family dwelling.
      - ii. No more than eight new detached ADUs shall be permitted on a lot that has an existing multi-family dwelling, not to exceed the number of existing units on the lot.
    - c. MADUs ~~S~~ are not permitted.

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K. *Impact Fees.*

1. For ADUs under 750 square feet, no City impact fees shall apply.
2. For ADUs ~~750 square feet and over~~ ~~over 750 square feet~~, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

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(Ord. No. 7660, § 10, 3-12-2024; Ord. 7592, § 5(Exh. F), 2022; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A), 2020; Ord. 7457 § 1(Exh. A), 2019; Ord. 7408 § 1, 2018)