



ADU DESIGN STANDARDS

Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 9

February 19, 2025

BACKGROUND

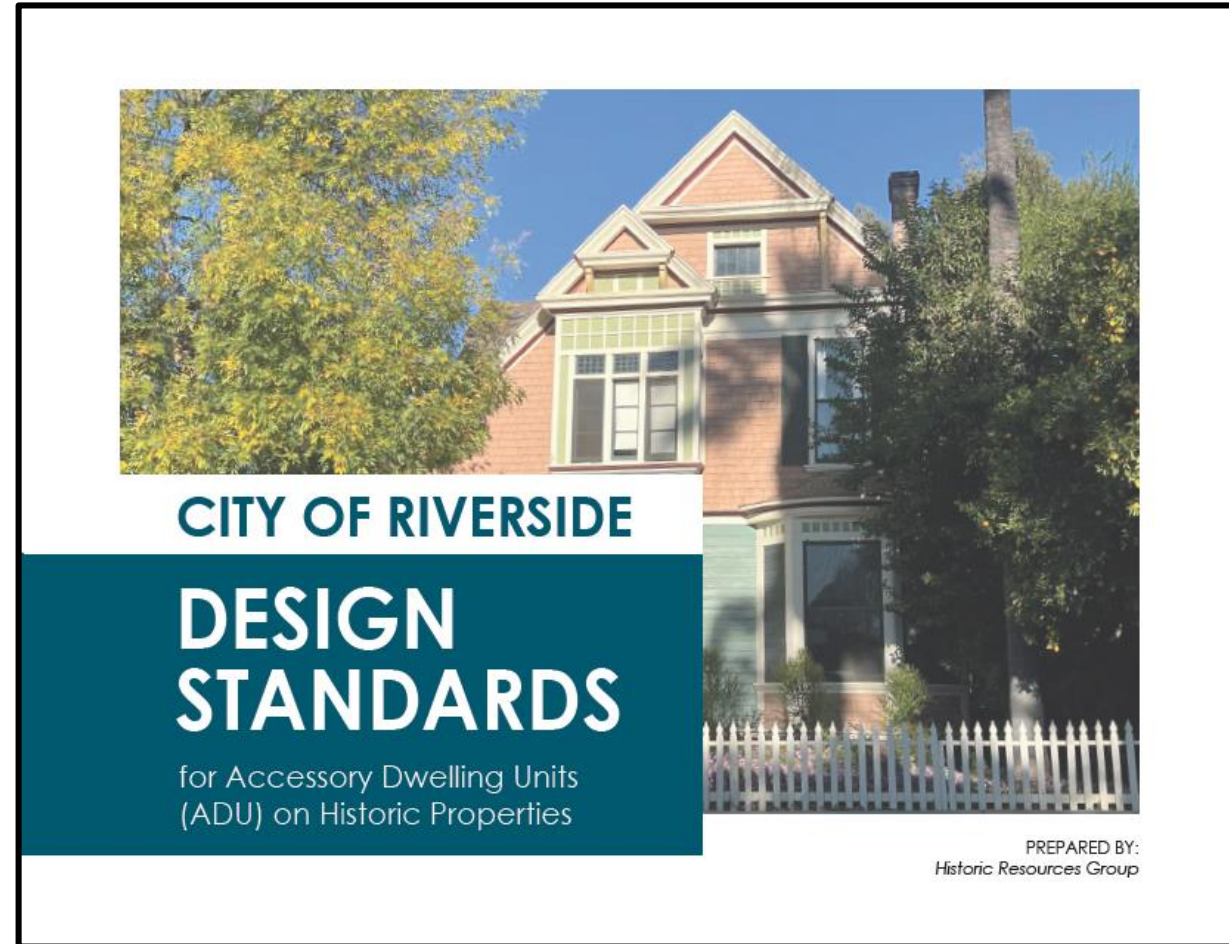
1. CLG Grant Application – April 28, 2023
2. Awarded \$40,000 on July 14
3. Aid in the development of ADUs
4. Community Meetings
 - a) April 10
 - b) November 13
5. CHB Workshop – November 20



ADU DESIGN STANDARDS

Chapters:

- Introduction
- Statement of Purpose
- Regulatory Framework
- Historic Architectural Styles
- ADU Design Standards
- Bibliography
- Glossary




NEW DETACHED ADU

- Location and Visibility
- Size, Height and Massing
- Roof
- Exterior Walls
- Entrances, Porches and Doors
- Windows
- MEP Systems

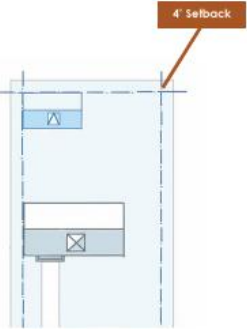
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New Detached ADU


In general, a new detached ADU on a historic property should be located so that it is minimally visible from the adjacent public right-of-way and as visually unobtrusive as possible. The ADU should be designed in an architectural style similar to that of the primary dwelling, using similar materials, but with simplified details to differentiate the two; and should be smaller and shorter than the primary dwelling to ensure subordination and preserve the historic character of the property and neighborhood. The new detached ADU should clearly be an accessory structure that is subordinate to the primary dwelling on the property.



LOCATION AND VISIBILITY
Locate a new detached ADU behind the primary dwelling so that it is minimally visible from the street and does not alter or destroy character-defining site features, landscapes, and spatial relationships. If locating the ADU behind the primary dwelling is not feasible, it may be located to the side but still sited so as to be as visually unobtrusive as possible.



ADU are allowed in the side and rear yards but are not allowed in the front yard setback area, except in rare circumstances, where there is no other space available on the property that could accommodate an ADU of at least 300 square feet and one bedroom. In these cases, the front yard setback must be waived, but only to the extent needed to accommodate this size of ADU.

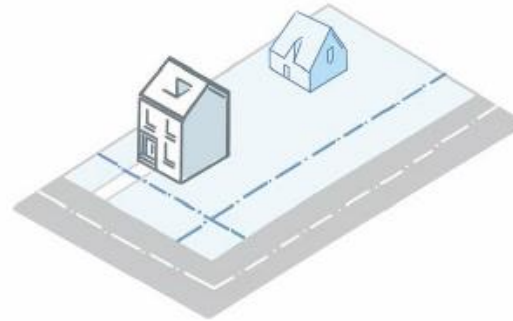


NEW DETACHED ADU

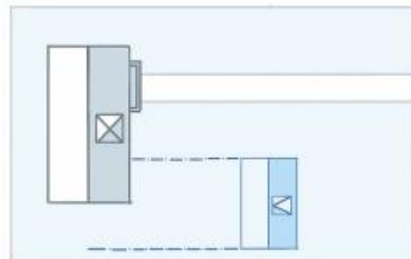
ADU located in side and rear yards must be set back at least four feet from all property lines and from other buildings, unless otherwise specified in Section 19.442.030 of the RMC.



On a corner lot, new detached ADU shall be located so that it is as visually unobtrusive as possible when viewed from both streets, giving priority to views from the primary street. To limit visual obtrusiveness, ADUs should be set back from the front wall of the primary residence by at least 10-feet, when possible, and from the street side property line as specified Section 19.442.030 of the RMC, except in rare circumstances where there is no other space available on the property that could accommodate an ADU of at least 800 square feet and one bedroom. In these cases, the front and side yard setback must be waived, but only to the extent needed to accommodate this size of ADU.



If an ADU must be located in a front yard, it must be positioned and designed so it does not block the primary entrance or more than 50% of the primary façade of the primary dwelling as viewed from the street.



Drawing not to scale.

Do not block entrance nor more than 50% of primary façade.



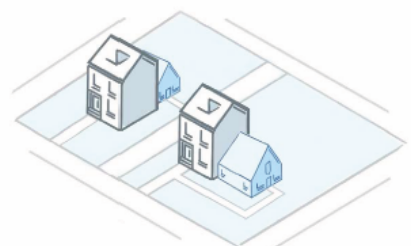
NEW ATTACHED ADU

- Location and Visibility
- Size, Height and Massing
- Roof
- Exterior Walls
- Entrances, Porches and Doors
- Windows
- MEP Systems

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New Attached ADU

As with a detached ADU, a new attached ADU on a historic property should be located so that it is minimally visible from the adjacent public right-of-way and as visually unobtrusive as possible. The ADU should be designed in an architectural style similar to that of the primary dwelling, using similar materials, but with simplified details to differentiate the two; and should be smaller and shorter than the primary dwelling to ensure subordination and preserve the historic character of the property and neighborhood.



LOCATION AND VISIBILITY
ADU are allowed in the side and rear yards but are not allowed in front yards except in rare circumstances where there is no other space available on the property that could accommodate an ADU of at least 800 square feet and one bedroom. In these cases, the front yard setback must be waived, but only to the extent needed to accommodate this size of ADU. In the side and rear yards, ADU must be set back at least four feet from all property lines and from other buildings.

Locate the new attached ADU on the rear façade or an inconspicuous side façade of the primary dwelling, set back from the primary façade, so that character-defining features are not obscured or destroyed, the overall historic appearance of the historic building is maintained, and the ADU will be visually unobtrusive and minimally visible from the public right-of-way.



NEW ATTACHED ADU

ROOF

The roof style and pitch of an attached ADU shall be similar to those of the primary dwelling. For example, if the primary dwelling has a low-pitched (less than 4:12) hipped roof, the ADU should have a similarly low-pitched hipped roof.

Complex roof forms or highly detailed ornamental features that would draw attention such as shaped rafter tails, dormers, chimneys, or cupolas are not acceptable, even if these features are found on the primary dwelling.

The roofing material on the attached ADU shall match that of the primary dwelling in type, material, and color, and shall be compatible with its architectural style.



EXTERIOR WALLS

Exterior walls of attached ADU shall be finished with materials and textures similar to those of the primary dwelling and shall be compatible with its architectural style.

The wall material shall be differentiated from that of the primary dwelling. For example, stucco may have a slightly different texture; clapboard siding may have a wider or narrower exposure, or a modified profile; and wood shingles may have a slightly different dimension or edge pattern.

Alternative materials are acceptable if the visual characteristics are similar to those of the historic material. For example, composite clapboard or shingle siding is an acceptable alternative to wood if the composite material has a smooth texture and painted finish.



Decorative wall treatments such as pilasters, quoins, panel moldings, stringcourses, or cornices are not acceptable, even if these are featured on the primary dwelling.



ADU CONVERSIONS

- Roof
- Exterior Walls
- Entrances, Porches and Doors
- Windows
- New Additions
- MEP Systems

ADU Conversions of Historic Accessory Structures

Accessory structures can be contributing features of historic properties and historic districts. Original carriage houses or garages that were constructed at the same time as the historic primary residence on a property and share its architectural features help to convey the property's significance. The pattern of detached garages and the driveways accessing them are frequently important characteristics of historic districts.

Existing detached accessory structures such as garages, workshops, or guest quarters may be converted to a detached ADU. If the existing accessory structure is *not* historic, follow the standards for "New Detached ADU" beginning on page 38. If the accessory structure *is* historic, the following standards apply:

ROOF

Retain and preserve historic roofs, including their shape (such as hipped, gabled, flat, etc.), pitch (low, moderate, or steep), related features such as parapets, eaves, cornices, etc., and roofing material such as clay barrel tiles.

Repair roofs as needed by limited replacement in kind of damaged or missing roofing materials.

Retain and repair damaged or deteriorated roof features such as exposed rafter tails, brackets, or modillions using compatible consolidants or Dutchman patches as needed. Do not box eaves that were open historically; add fascias or other features that did not exist historically; or cut back or entirely remove damaged rafter tails except when required for fire safety in proximity to a property line.

To replace underlayment of clay tile or slate roofs, make every effort to remove and salvage the tile or slate roofing intact, install the new underlayment, and reinstall the original roofing material.

If complete roof replacement is necessary, the new roofing material shall match the historic material as closely as possible in material, shape, pattern, texture, and color. Where a historic roofing material cannot be replaced in kind (i.e., wood shakes that do not meet current codes) a compatible substitute material such as composition shingles that are similar in pattern and color is acceptable. Replacement of clay tile or slate roofs with composition shingles is not acceptable.



ADU CONVERSIONS

If the garage door must be replaced with new doors or windows, retain the existing framed opening and trim so that the historic composition and proportions of the garage façade are preserved.

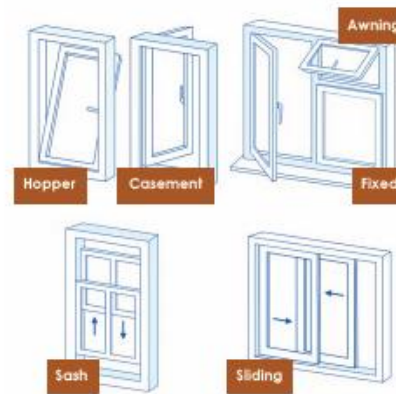


WINDOWS

Retain and repair existing historic windows on the accessory structure to serve the new ADU. If possible, design the new ADU such that removal or replacement of historic windows can be avoided.

Avoid adding new windows on primary (street-facing) façades of the existing structure. If new window openings are required for the ADU, locate them on inconspicuous rear or side façades to be as unobtrusive as possible and minimally visible from the public right-of-way.

Design new windows, when necessary, to be compatible with the overall historic character of the primary dwelling without duplicating the exact patterns and details of the historic windows.



New windows on converted ADU shall be similar in type (i.e., double-hung, casement, awning, etc.), design, proportion, configuration (i.e., single, coupled, horizontal grouping, etc.), and material to historic windows.




JUNIOR ADU

- Location and Visibility
- Entrances, Porches and Doors
- Windows
- MEP Systems

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Junior ADU


A JADU is similar to an ADU but is smaller and is usually converted from existing bedrooms or other living space in a primary dwelling. Unlike ADU, JADU may share sanitation facilities with the primary dwelling. JADU may be up to 500 square feet in size and may be configured as efficiency or studio units. An efficiency unit is a small home or apartment of at least 220 square feet that has at least partial kitchen with cooking facilities and appliances, a food preparation counter, and storage cabinets that are of reasonable size in relation to the size of the JADU.



LOCATION AND VISIBILITY
A JADU must be located within the exterior walls of an existing primary dwelling or a primary dwelling that will be built at the same time. Garages and other non-livable spaces that are attached to the main dwelling may be converted to a JADU. JADU are not allowed in freestanding structures that are not the primary dwelling.

Locate the JADU to the rear or inconspicuous side of the existing primary dwelling, where any necessary exterior alterations such as new doors and windows will be visually unobtrusive and minimally visible, if at all, from the public right-of-way.

Do not enclose attached carports or porte-cochères to create a JADU, especially when they are visible from the public right-of-way.



JUNIOR ADU

WINDOWS

Retain and repair existing historic windows to serve the new JADU. If possible, locate and design the new JADU such that removal or replacement of historic windows can be avoided.

Avoid adding new windows on primary façades. If new window openings are required for the JADU, locate them on rear or secondary façades to be as inconspicuous as possible, especially from the public right-of-way.

Design new windows to be compatible with the overall historic character of the primary dwelling without duplicating the exact patterns and details of the historic windows.

New windows shall be similar in type (i.e., double-hung, casement, awning, etc.), design, proportion, and configuration (i.e., single, coupled, horizontal grouping, etc.) to historic windows.

New windows shall be differentiated from historic windows. For example, the new windows might have single-light sash instead of divided light, or simpler sticking or casing profiles.

New windows may be dual glazed. False muntin grids applied to the windows' exterior are acceptable, but false muntin grids inserted between the glazing are not.

Alternative window materials are acceptable if the visual characteristics are similar to those of the historic window material. For example, composite windows may be an acceptable alternative to wood if the composite material simulates the texture, appearance and finish of a wood window.

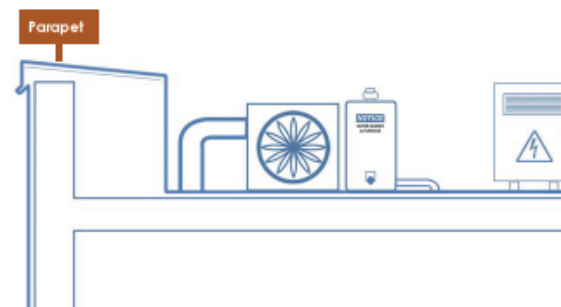
Vinyl windows are not acceptable for JADU on historic properties or in historic districts. Nail-on aluminum windows may be acceptable for an ADU on a Mid-century Modern style property that has historic nail-on aluminum windows.

MEP SYSTEMS

Install new MEP systems to be as visually unobtrusive as possible and result in the least possible alteration to historic spaces, features, and materials. HVAC units or other mechanical, electrical, or plumbing equipment or systems shall not be visible on rooftops, primary façades, or from the public right-of-way.

Flat roofs with parapets may be acceptable locations for new HVAC equipment if the parapet is tall enough to screen the equipment from view.

Do not install HVAC units in window openings or through new openings cut into historic walls, especially on primary façades or where visible from the public right-of-way.



STRATEGIC PLAN ALIGNMENT

CROSS CUTTING THREADS



Strategic Priority No. 2 – Community Well Being

Goal No. 2.3 - Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

Strategic Priority No. 5 – High Performing Government

Goal No 5.3 - Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making

STRATEGIC PRIORITIES



Cross-Cutting Threads

RECOMMENDATION

That the Cultural Heritage Board:

1. Adopt the ADU Design Standards for Historic Properties