

ATTACHMENT G
SUMMARY OF THE PROPOSED CHANGES TO THE ACCESSORY DWELLING UNIT REGULATIONS

Exterior ADUs: Accessory dwelling units that are created by adding new square footage

Interior ADUs: Accessory dwelling units that are created by converting existing space

Note: Regulations for Interior ADUs are per State Law; municipalities cannot adopt contradictory regulations.

	INTERIOR ADUs		EXTERIOR ADUs	
	Existing	Proposed	Existing	Proposed
Location Requirement	Any RS zoning district	No change	<p>Properties must meet <u>all</u> of the following criteria.</p> <ul style="list-style-type: none"> • Located in any RS zoning district that is not part of Hillside or Landmark Overlay Districts, and • At least 15,000 sq ft in size 	<p>Properties must meet <u>all</u> of the following criteria</p> <ul style="list-style-type: none"> • Located in any RS or RM zoning districts that is not part of Hillside Overlay District; • Not an individually designated historic property • Contains only one existing single-family house, and • At least 5,000 sq ft in size, <p>Additional requirement</p> <ul style="list-style-type: none"> • If located in any historic district (Landmark, state and national), units cannot be visible from the public right-of-way
Minimum Unit Size	None		None	Same as efficiency unit, as defined by the Health and Safety Code (150 sq ft)
Maximum Unit Size	None		<ul style="list-style-type: none"> • Detached 800 sq ft • Attached Lessor of 800 square feet or 50% of the existing living space 	<p>No change except</p> <p>Detached accessory dwelling units cannot be larger than the primary dwelling unit</p>

	Interior ADUs		Exterior ADUs	
	Existing	Proposed	Existing	Proposed
2nd Story ADUs – Attached	Allowed, as long as the existing 2 nd floor space is a legally permitted space	No change	Only allowed if the existing house is two stories	No change
2nd Story ADUs – Detached			Prohibited	
Location of Entry Door	No restriction	Entry door to <i>attached</i> ADUs cannot be on the same façade as the entry door to the main dwelling, unless this requirement prevents creation of the ADU	Entry doors to an ADU cannot be visible from the public right-of-way	Entry door to <i>attached</i> ADUs cannot be on the same façade as the entry door to the main dwelling
Building Separation	None		6 to 10 feet from any structure, eave to eave, depending on whether there is a door or not	6 feet from any structure, eave-to-eave
Windows and Doors for Historical Properties	None	Windows and doors (including openings and garage doors) that are original to the structure are generally required to be retained, unless this requirement prevents creation of the ADU	None	None (not needed)
Operational Standards	<ul style="list-style-type: none"> The property owner must reside in one of the two units on the property New ADUs created after January 1, 2017 cannot be used as a short-term rentals ADUs cannot be sold separately from the existing single-family house 	No change	<ul style="list-style-type: none"> The property owner must reside in one of the two units on the property New ADUs created after January 1, 2017 cannot be used as a short-term rentals ADUs cannot be sold separately from the existing single-family house 	No change

	Interior ADUs		Exterior ADUs	
	Existing	Proposed	Existing	Proposed
Setbacks	None	No change	<ul style="list-style-type: none"> • Front average of the block face or 25 ft , whichever is greater • Interior side 10% of the lot width or 5 ft , whichever is greater • Street side 10% of the lot width or 10 ft , whichever is greater • Rear 25 ft (Same as the base zoning district) • Exception side and rear setback for attached exterior ADUs constructed over the existing garage is 5 ft 	Keep the existing standards, except that detached exterior units can utilize the existing setback rules applicable to regular detached accessory structures (e.g. pool house, detached garages), which allows the structures to be as close as two feet from rear and side property lines under certain circumstances
Parking	No requirement	No change	<p>1 space per unit in any form (covered, uncovered, tandem), unless</p> <ul style="list-style-type: none"> • Located within ½ mile from a public transit stop, • Located within a historically significant district, • On-street parking permits are required but not offered to the occupant of the ADU, or • A car-share vehicle pick-up/drop-off is located within 1-block of the ADU 	No change