

**ATTACHMENT A
SUMMARY OF APPROVED AMENDMENTS TO ACCESSORY DWELLING UNIT REGULATIONS**

The table below summarizes the City Council-approved (December 11, 2017) amendments to Section 17.50.275 of Title 17 of the Pasadena Municipal Code (Accessory Dwelling Units), with the exception of 'Maximum Unit Size' where the City Council directed staff to return with a recommendation.

Converted ADUs: Accessory dwelling units that are created by converting existing space
Newly Constructed ADUs: Accessory dwelling units that are created by adding new square footage

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

	CONVERTED ADUS	NEWLY CONSTRUCTED ADUS
Location Requirement	All zoning districts that permit single-family residential uses	<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 7,200 sq. ft. in size; <p>Exception:</p> <ul style="list-style-type: none"> • For properties in RM zoning districts: No minimum lot 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	Same as efficiency unit, as defined by the Health and Safety Code (150 sq. ft.)
Maximum Unit Size	None	<p><i>Existing: Lesser of 800 square feet or 50 percent of primary residence</i></p> <p><i>City Council direction: Allow up to 1,200 square feet for larger lots (size to be determined); staff to return with a recommendation.</i></p>

	CONVERTED ADUS	NEWLY CONSTRUCTED ADUS
2 nd Story ADUs – Attached	Allowed, as long as the existing 2 nd floor space is a legally permitted space	Only allowed if the existing house is two stories
2 nd Story ADUs – Detached		
Location of Entry Door	Entry door to attached ADUs cannot be on the same façade as the entry door to the main dwelling, unless this requirement prevents creation of the ADU	Entry door to attached ADUs cannot be on the same façade as the entry door to the main dwelling
Building Separation	None	6 feet from any structure, eave-to-eave
Windows and Doors for Historical Properties	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 (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 	<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

	CONVERTED ADUs	NEWLY CONSTRUCTED ADUs
Setbacks	None	<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) <ul style="list-style-type: none"> • Exception: side and rear setback for attached exterior ADUs constructed over the existing garage is 5 ft.
Parking	No requirement	1 space per unit in any form (covered, uncovered, tandem), unless: <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