

SECTION 3.1.9

Accessory Dwelling Unit (ADU)

DESCRIPTION

- Full living amenities
- Accessory to a Duplex or Detached House
- New construction or built from existing detached accessory building
- Min & Max. square footage
- Subordinate to and compliments the primary dwelling (architecture, materiality)

BUILDING STANDARDS

Accessory Dwelling Unit (ADU), detached

- Free-standing structure
- Unattached to proposed or existing primary dwelling
- Does not share a common wall or roof with primary dwelling
- Behind front wall of primary dwelling
- **May include garage, shed or other accessory space**

Accessory Dwelling Unit (ADU), attached

- Attached to the existing primary dwelling
- Shares at minimum one (1) common wall with primary dwelling
- Main entrance located interior to the primary dwelling.

ZONE DISTRICTS

Allowed in all zone districts where there is an existing:

- detached house;
- duplex; or
- non-residential use operating in a detached house.

ADU SETBACKS

ADU detached, Setback from Primary Dwelling	5' min.
Side & Rear Setback	Per Zone District standards

ADU HEIGHT (Maximum)

ADU Height	1.5 stories / 28' max.
Bulk Plane	Per Zone District standards

ADU FLOOR AREA

Detached ADU with or without non-habitable space (Rear Lot)	New construction	Primary Building $\leq 1,335 \text{ ft}^2$	600 ft ² max.*
		Primary Building $> 1,335 \text{ ft}^2$	1,000 ft ² max. / or 45% of primary dwelling unit. (whichever is less)*
	Existing accessory structure**		800 ft ² max.***
Attached ADU	Located on a floor level at or above grade	45% of primary dwelling unit	
	located on floor level below grade	100% of the floor level	

*Max. floor Area includes garage, shed or other accessory space.

**Legal structure upon the adoption of the LDC.

***Does not include non-habitable space.