

TOWN OF TRUCKEE
California

DRAFT ORDINANCE 2026-10

AN ORDINANCE OF THE TOWN OF TRUCKEE
AMENDING THE TRUCKEE MUNICIPAL CODE, TITLE 18, DEVELOPMENT CODE

WHEREAS, the Town of Truckee California (Town) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the Town of Truckee has existing requirements in the Truckee Municipal Code, Title 18, Development Code, for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”), primarily within Development Code Section 18.58.025 (Accessory Dwelling Units); and

WHEREAS, the Development Code is reviewed regularly to ensure consistency with State and federal laws; and

WHEREAS, in 2025, the California Legislature approved, and the Governor signed into law Assembly Bill 130 (Housing), Assembly Bill 462 (Land Use: Accessory Dwelling Units), Senate Bill 543 (Accessory Dwelling Units and Junior Accessory Dwelling Units), Senate Bill 9 (Accessory Dwelling Units: Ordinances), and Assembly Bill 1154 (Junior Accessory Dwelling Units), which amend the California Government Code to impose new regulations on the creation and permitting of ADUs and JADUs, which preempt local authority; and

WHEREAS, updates to the Development Code are necessary in order to bring the Town’s existing ADU and JADU requirements into compliance with State laws; and

WHEREAS, the Council may initiate amendments to the Development Code, and the Planning Commission is an advisory body to the Council on matters concerning land use regulation and the Development Code; and

WHEREAS, the Planning Commission reviewed all proposed amendments at its April 21, 2026 public hearing and recommended approval to the Town Council.

* * * * *

The Town Council of the Town of Truckee Does Ordain as Follows:

Section 1. Recitals. The recitals above are each incorporated by reference and adopted as findings by the Town Council.

Section 2. Development Code Amendment Findings. In accordance with Development Code Section 18.160.060 (Findings for Amendments), the Council hereby adopts the following findings in support of adoption of this ordinance and amendments to Title 18, Development Code identified in Exhibit “B.” The April 21, 2026 Planning Commission staff report and associated meeting minutes are hereby incorporated herein by reference and provide a factual basis for the findings.

a. The proposed amendments ensure and maintain internal consistency with all of the goals, policies, and actions of all elements of the General Plan and any applicable specific plan.

b. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.

c. With the proposed amendments, adequate and available sites remain to mitigate the loss of any residential density to accommodate the Town of Truckee's fair share regional housing need in compliance with State law (Government Code Section 65863[b]).

d. The proposed amendments ensure and maintain internal consistency with other applicable provisions of this Development Code.

e. Truckee-Specific ADU Life Safety Standards and Findings. In addition to the standard findings above, the proposed a Development Code amendments comply with Government Code Chapter 13 (Accessory Dwelling Units), Section 66310 et seq., regarding accessory dwelling units and junior accessory dwelling units; however, the Council hereby finds the development standards below to be necessary due to severe regional weather conditions which impact life safety of Truckee residents. With an average total snowfall of over 17 feet annually, in Truckee's unique climate, it is necessary to require additional objective development standards beyond those applicable to other areas of the state. The Town of Truckee finds that, in accordance with Truckee Municipal Code Sections 15.03.080 (Declaration as High Snow Area), 15.03.110 (Snow Loads), and Chapter 10.17 (Snow Removal) which declare that the entirety of the Town of Truckee is classified as a severe climate and "high snow" area, it is crucial to apply standards that protect the health and life safety of the occupants of the property with an ADU/JADU and those on adjacent properties and within the right-of-way in addition to minimizing the potential impact on safe and efficient snow removal operations during severe winter storms to ensure the safe passage of emergency response vehicles, the following standards shall apply to all ADUs and JADUs, as applicable, including State-mandated ADUs and JADUs:

1) In Section 18.58.025.D.4.a (Front and street-side setbacks), it shall be required that all ADUs and JADUs comply with standard front and street-side setbacks applicable to the main dwelling unless the property owner demonstrates to the satisfaction of the Community Development Director that it is infeasible to construct an ADU with up to 800 square feet of livable space without encroaching into the standard front and/or street-side setback areas. If an ADU is approved to be located within a front or street-side setback, 1) the encroachment shall be the minimum necessary, 2) the portion of the structure within the setback area(s) shall comply with the applicable height limits in Paragraphs E.5.a-b (Height limit) below, and 3) the ADU shall not include any windows, doors, or other wall openings on the elevation(s) that is/are parallel to and facing the street(s) within the standard setback area. *The Town of Truckee finds that the incorporation of these standards is in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and are necessary for life safety to protect residents within or exiting the ADU during snow removal operations as large ice chunks can be projected through the air into front and street-side setbacks and toward buildings and windows within those areas.*

2) In Section 18.58.025.D.4.b (Garage and non-livable space conversions), it shall be required that an existing legally constructed garage or other non-livable space located within a front yard or street-side setback that is approved for conversion to or

replacement with an ADU shall not include any windows, doors, or other wall openings on the elevation(s) that is/are parallel to and facing the street(s) within the standard setback area. *The Town of Truckee finds that the incorporation of this standard is in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and is necessary for life safety to protect residents within or exiting the ADU during snow removal operations as large ice chunks can be projected through the air into front and street-side setbacks and toward buildings and windows within those areas.*

3) In Section 18.58.025.D.4.c (Roof design and materials), it shall be required that the pitch of any portion of the ADU roof within any reduced setback area(s) (i.e., front, street-side, side and rear setbacks that are less than those applied to the primary dwelling) shall not be directed toward the adjacent property line, or the structure shall have a non-shedding roof material and/or snow retention mechanism for that portion of the roof for the life of the structure. *The Town of Truckee finds that, in accordance with Truckee Municipal Code Sections 15.03.080 (Declaration as High Snow Area) and 15.03.110 (Snow Loads) which declare that all of the Town of Truckee is classified as a severe climate and "high snow" area, the aforementioned design standards shall apply to roofs within setback areas to address snow-related issues associated with life safety, structural integrity, and property damage prevention.*

4) In Section 18.58.025.E.8.e (Parking location), the Town of Truckee finds that in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and due to Truckee's unique winter climate, the necessity to provide fast and efficient snow removal operations to accommodate emergency response vehicles and enhance driver safety, and the need to minimize property damage to parked vehicles during snow removal operations, required parking for ADUs and any required replacement parking for the main dwelling shall meet the following criteria:

- i. All required parking shall be entirely on the private property and not in the right-of-way (Development Code 18.78.070.A, Location [of off-street parking]);
- ii. No required parking shall be located within a snow storage easement (Municipal Code Section 10.17.030, Obstructing snow removal equipment prohibited). Required parking shall be prohibited within a snow storage easement (Municipal Code Section 10.17.030, Obstructing snow removal equipment prohibited). Required parking shall be prohibited within easements unless either: (i) the easement is amended, with the consent of all entities with an interest in the easement, to clarify that the parking can remain in place in perpetuity notwithstanding any other provision of the easement; or (ii) all entities with an interest in the easement provide written consent for the parking to remain in place in perpetuity, which such consent is absolute, irrevocable, permanent, supersedes the easement to the extent it is inconsistent with the easement, and is recorded in the official records of Nevada County;
- iii. No required parking shall be located within five feet of side property lines (Public Improvements and Engineering Standards Section 4.05.C, Residential Driveway Requirements); and

- iv. Unless otherwise restricted by the above requirements, tandem parking and/or parking within setback areas is permitted

Section 3. CEQA Findings. The Council has determined that the proposed Development Code amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the Town.

Under California Public Resources Code Section 21080.17, the adoption of an ordinance by a city or county implementing the provisions of Article 2 (commencing with Section 66314, Accessory Dwelling Unit Approvals) or Article 3 (commencing with Section 66333, Junior Accessory Dwelling Units) of Chapter 13 of Division 1 of Title 7 of the Government Code is statutorily exempt from the requirements of CEQA. Therefore, this ordinance is statutorily exempt from CEQA in that the ordinance implements the laws enacted in the aforementioned Government Code Sections.

In addition to being statutorily exempt from CEQA, the amendments are not subject to CEQA because the adoption of this ordinance is not a “project” pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations. Moreover, under Section 15061(b)(3) of the State CEQA Guidelines, the amendments are exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

Each of the foregoing exemptions is asserted in the alternative and each is independently sufficient to fully exempt the whole of the project.

Section 4. Enactment. Title 18, Development Code, of the Truckee Municipal Code is hereby amended as set forth in Exhibit “B”, attached hereto and incorporated herein by reference.

Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other section, subsection, sentence, clause, or phrase or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this are severable. The Town Council declares that it would have adopted this ordinance irrespective of the invalidity of any portion thereof.

Section 7. Notice of Exemption. The Town Council hereby directs staff to prepare, execute, and file with the Nevada County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

Section 8. Records. The Custodian of Records for this Ordinance is the Town of Truckee Town Clerk and the records comprising the administrative record for this Ordinance are located at 10183 Truckee Airport Road, Truckee, California.

Section 9. Summary Publications. The Town Clerk is hereby directed to publish this ordinance in accordance with the law.

* * * * *

The foregoing Ordinance was introduced at a special meeting of the Truckee Town Council held on the 9th day of June 2026, and adopted at a regular meeting of the Truckee Town Council on the ____ day of _____, 2026, by Council Member _____, who moved its introduction, which motion was seconded by Council Member _____ was upon roll call carried by the following vote:

AYES:

NOES:

ABSENT:

Anna Klovstad, Mayor

ATTEST:

APPROVED AS TO FORM:

Kelly Carpenter, MMC, Town Clerk

Andrew Morris, Town Attorney

Attachments:

Exhibit A – Title 18, Development Code Amendments (Summary)

Exhibit B – Title 18, Development Code Amendments

ORDINANCE 2026-10

EXHIBIT "A"

Title 18, Development Code Amendments

Title 18, Development Code, of the Truckee Municipal Code is hereby amended as follows:

Amendments to Article III, Section 18.58.025 (Accessory Dwelling Units) and Article VIII, Chapter 18.220 (Definitions/Glossary) are hereby amended as designated in Exhibit "B" attached hereto and incorporated herein.

DRAFT ORDINANCE 2026-10

EXHIBIT "B"

Title 18, Development Code Amendments

Title 18, Development Code, of the Truckee Municipal Code is hereby amended to read as follows (additions are shown by underline type; deletions are shown in ~~striketrough~~ type):

Section 18.58.025 - Accessory Dwelling Units

This Section establishes standards for the development and operation of accessory dwelling units, previously known as secondary residential units and hereafter referred to as “ADUs.” For information specific to junior accessory dwelling units (JADUs), see Subsection ~~F~~ below.

A. Applicability. Accessory dwelling units (ADUs) are allowed in all zoning districts that allow single-family and multifamily dwelling residential uses (~~i.e., DRL, DRM, DRH, RR, RL, RM, DMU, DC, DM, CN, CG, CS, NMU, CMU, M, RC and REC zoning districts~~) subject to compliance with the development standards of the underlying zoning district for the primary dwelling and the requirements of this Section. If a conflict arises between the general development standards and the development standards applicable to ADUs, the development standards of this Section shall supersede any conflicting development standard of Article II or Article III.

B. Types of ADUs.

1. **Attached ADU/JADU.** An attached ADU or JADU is within or directly connected to an existing or proposed primary dwelling or its attached garage, having a wall and/or other conditioned space in common. This can include remodeling an existing permitted living space into an ADU or JADU, converting existing non-living space into an ADU or JADU, adding square footage or an additional floor to the primary dwelling or its attached garage to create an ADU, etc.
2. **Detached ADU.** A detached ADU is physically separated from an existing or proposed primary dwelling and its attached garage, not sharing a common wall or other conditioned space. This includes converting an existing detached structure into an ADU, adding square footage or an additional floor to an existing detached structure to create an ADU, constructing a new detached structure to create an ADU, etc.
3. **Junior ADU (JADU).** A JADUs is a smaller type of attached dwelling unit that is no more than 500 square feet in size. Standards for JADUs are described in Subsection ~~F~~ below.
4. **Conversion ADU/JADU.** A conversion ADU or JADU is the conversion or replacement of ~~any existing~~ portion of a legally constructed single-family or multifamily dwelling, garage, or residential accessory structure for the purpose of creating an attached or detached ADU or an attached JADU. An addition to the converted area is permitted in compliance with the standards of this Section. ~~Standards for conversion ADUs on multifamily lots are described in Paragraph C.2.b below, and conversion ADUs on single-family lots are described in Paragraph D.3.c below.~~

C. ADU/JADU provisions. The following unique provisions apply to all ADUs and JADUs, including, but not limited to, State-mandated ADUs and JADUs (Subsection D below), and are set forth by the Government Code sections referenced below:

1. **Density allowance.** An ADU that conforms to the development standards in this Section is deemed to be an accessory use and/or an accessory structure and shall not be considered

to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. (Government Code Section 66319)

- 2. ADU/JADU occupancy timing.** An ADU and/or JADU may be developed concurrently with a new primary dwelling as described in the Subsections below; however, a certificate of occupancy for the ADU/JADU shall not be issued prior to issuance of a certificate of occupancy of the new primary dwelling. (Government Code Section 66328(a))
- 3. Group R occupancy.** The construction of an ADU shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the Chief Building Official makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. This shall not prevent changing the occupancy code of a space that was uninhabitable or was only permitted for nonresidential use and was subsequently converted to a residential use for the creation of an ADU. (Government Code Section 66314(d)(12))
- 4. Fire sprinklers.** The installation of fire sprinklers shall not be required in an ADU or a JADU if sprinklers are not already installed or required for the primary residence. The construction of an ADU or JADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling. (Government Code Section 66314(d)(8) and 66323(d)) For example, a single-family home constructed decades ago would not have been required to have fire sprinklers installed code at the time; however, if the home recently underwent significant alteration and is now required to have fire sprinklers, any ADU or JADU created after that alteration must be provided with fire sprinklers.
- 5. Existing violations and nonconforming zoning conditions.** An application for a permit to create an ADU and/or JADU will not be denied due to, or require the correction of, nonconforming zoning conditions (i.e., a physical improvement on the property that does not conform to current zoning standards), building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU/JADU (Government Code Section 66322(b) and 66323(c)).
- 6. Existing, unpermitted ADUs/JADUs.** Existing, unpermitted ADUs and JADUs require permitting in accordance with all standards of this Section, except that the owner of existing, unpermitted ADUs and JADUs determined to be created prior to January 1, 2020 has the following options:

 - a.** For ADUs and JADUs, obtain a ministerial building permit to be reviewed solely under Government Code Section 66311.7, which focuses on correcting issues that

would otherwise deem the unit to be “substandard,” as defined by the standards in Health and Safety Code Section 17920.3; and/or

b. For ADUs only, request a delay of enforcement of up to five years to be reviewed in compliance with Health and Safety Code Section 17980.12. JADUs are not eligible for this provision.

7. “Livable space” definition. For the purposes of the ADU/JADU standards in this Section, as defined by Government Code Section 66313(e), “livable space’ means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.”

~~C. **Number of units allowed.** An ADU that conforms to the development standards in this Section is deemed to be an accessory use and/or an accessory structure and will not be considered to exceed the allowable density for the lot upon which it is located.~~

D. **State-mandated ADUs/JADUs.** This Subsection is intended to implement California Government Code Section 66323, which provides additional flexibility from zoning standards for specific types of State-mandated ADUs and JADUs. ADUs and JADUs that do not comply with all criteria below shall comply with Subsection E (Standard ADUs) or Subsection F (JADUs) below.

~~1. **Single-family parcels.** One accessory dwelling unit (attached or detached) and one junior accessory dwelling unit (JADU) shall be permitted on any combination of the following units is allowed on a legal parcel that is zoned for residential or mixed-use developed with one single-family dwelling. An ADU and/or JADU may be developed concurrently with a new single-family dwelling; however, final occupancy of the ADU/JADU shall not be issued prior to final occupancy of the new main dwelling.~~

a. **Conversion ADUs/JADUs.** One ADU and one JADU unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(1) The ADU or JADU is within the proposed space of a new single-family dwelling or the existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(2) The space has exterior access from the proposed or existing single-family dwelling.

(3) The side and rear setbacks are sufficient for fire and safety.

(4) The JADU complies with the requirements of Subsection F (JADUs).

b. Detached ADUs. One detached, new construction ADU that maintains a minimum of four-foot side and rear yard setbacks on a lot with a proposed or existing single-family dwelling if all of the following apply:

- (1) The total floor area of the ADU shall not exceed 800 square feet of livable space.
- (2) The height limit of the ADU shall comply with Paragraph E.5.a (Height limit, Detached ADUs) below.

~~i.~~

~~1.2. Multifamily parcels.~~ JADUs are prohibited on multifamily lots. Any combination of the following units is allowed on a legal parcel that is zoned for residential or mixed-use:~~The property owner of the underlying parcel may choose one or both of the following methods to create ADUs:~~

a. Multifamily conversion ADUs. Conversion ADUs within portions of existing multifamily dwelling structures that are not used as livable space (e.g., storage rooms, boiler rooms, passageways, attics, basements, attached garages) shall be permitted; the number of conversion ADUs permitted shall be one unit per existing multifamily development or up to 25 percent of the existing unit count in the building, whichever is greater.

~~a.b.~~ **Multifamily detached ADUs.** On a lot with existing or proposed multifamily dwellings, detached ADUs shall be permitted, not to exceed the maximum number described below with 18-foot height limits and 4-foot rear and side yard setbacks and height limits that comply with Paragraph E.5.a (Height limit, Detached ADUs) below. ~~Multifamily detached ADUs with a maximum gross floor area of 800 square feet each are eligible for the deviations to development standards applicable to smaller ADUs described in Subparagraph 18.58.025.D.3.b.2 below.~~

(1) Maximum multifamily detached ADUs.

- (a) On a lot with an existing multifamily dwelling, not more than eight detached ADUs shall be permitted; however, the number of detached ADUs allowable pursuant to this clause shall not exceed the number of existing multifamily units on the lot.
- (b) On a lot with a proposed multifamily dwelling, not more than two detached ADUs shall be permitted.

~~(2) Additional height allowance.~~ On a lot with an existing or proposed multifamily dwelling that is within a half-mile walking distance of a major transit stop or a high-quality transit corridor, as defined in Public Resources Code Section 21155, up to a 20-foot height limit will be allowed to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling. For example, if the primary roof plane on the multifamily dwelling has a 7/12 pitch, the detached ADU may exceed the standard 18-foot height limit up to a

~~maximum 20-foot height only for the purpose of replicating the 7/12 pitch roof on the main structure.~~

~~**b. Multifamily conversion ADUs.** Conversion ADUs within portions of existing multifamily dwelling structures that are not used as livable space (e.g., storage rooms, boiler rooms, passageways, attics, basements, attached garages) shall be permitted; the number of converted ADUs permitted shall be one unit per existing multifamily development or up to 25 percent of the existing unit count in the building, whichever is greater.~~

~~**(1) Livable space definition:** As defined in Government Code Section 66313(e), “‘livable space’ means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.”~~

~~For example, a multifamily property with 12 existing units could add eight detached ADUs and three new attached ADUs converted from within the existing, non-livable space.~~

3. Rental restrictions. The short-term rental of a State-mandated ADU or JADU for a term of less than 31 consecutive days is prohibited. For ADUs, there are no restrictions for long-term rentals of 31 days or more on either the primary dwelling unit or the ADU. For JADU rentals, refer also to Subsection F.12 (JADUs, Occupancy and rental restrictions) below.

4. Truckee-specific life safety standards and findings. With an average total snowfall of over 17 feet annually, in Truckee’s unique climate, it is necessary to require additional objective development standards beyond those applicable to other areas of the state. *The Town of Truckee finds that, in accordance with Truckee Municipal Code Sections 15.03.080 (Declaration as High Snow Area), 15.03.110 (Snow Loads), and Chapter 10.17 (Snow Removal) which declare that the entirety of the Town of Truckee is classified as a severe climate and “high snow” area, it is crucial to apply standards that protect the health and life safety of the occupants of the property with an ADU/JADU and those on adjacent properties and within the right-of-way in addition to minimizing the potential impact on safe and efficient snow removal operations during severe winter storms to ensure the safe passage of emergency response vehicles, the following standards shall apply to all ADUs and JADUs, as applicable, including State-mandated ADUs and JADUs:*

a. Front and street-side setbacks. All ADUs and JADUs shall comply with standard front and street-side setbacks applicable to the main dwelling unless the property owner demonstrates to the satisfaction of the Community Development Director that it is infeasible to construct an ADU with up to 800 square feet of livable space without encroaching into the standard front and/or street-side setback areas. If an ADU is approved to be located within a front or street-side setback, 1) the encroachment shall be the minimum necessary, 2) the portion of the structure within the setback area(s) shall comply with the applicable height limits in Paragraphs E.5.a-b (Height limit) below, and 3) the ADU shall not include any windows, doors, or other wall openings on the elevation(s) that is/are parallel to and facing the street(s) within the standard setback area. *The Town of Truckee finds that the incorporation of these standards is in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and are necessary for life safety to protect residents within or exiting the ADU during snow*

removal operations as large ice chunks can be projected through the air into front and street-side setbacks and toward buildings and windows within those areas.

b. Garage and non-livable space conversions. An existing legally constructed garage or other non-livable space located within a front yard or street-side setback that is approved for conversion to or replacement with an ADU shall not include any windows, doors, or other wall openings on the elevation(s) that is/are parallel to and facing the street(s) within the standard setback area. The Town of Truckee finds that the incorporation of this standard is in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and is necessary for life safety to protect residents within or exiting the ADU during snow removal operations as large ice chunks can be projected through the air into front and street-side setbacks and toward buildings and windows within those areas.

c. Roof design and materials. The pitch of any portion of the ADU roof within any reduced setback area(s) (i.e., front, street-side, side and rear setbacks that are less than those applied to the primary dwelling) shall not be directed toward the adjacent property line, or the structure shall have a non-shedding roof material and/or snow retention mechanism for that portion of the roof for the life of the structure. The Town of Truckee finds that, in accordance with Truckee Municipal Code Sections 15.03.080 (Declaration as High Snow Area) and 15.03.110 (Snow Loads) which declare that all of the Town of Truckee is classified as a severe climate and "high snow" area, the aforementioned design standards shall apply to roofs within setback areas to address snow-related issues associated with life safety, structural integrity, and property damage prevention.

5. Water supply and sewage disposal. All water supply and sewage disposal shall be provided by an established community system or by an on-site system approved by the Nevada County Environmental Health Department and that complies with the Lahontan Regional Water Quality Control Board. The Nevada County Environmental Health Department may require, as part of the application for a permit to create an ADU connected to an on-site septic system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years

6. Deviations from standards. No other objective development or design standard shall be imposed on State-mandated ADUs and JADUs, except as provided within this Subsection.

D. ~~Size and location standards.~~

E. Standard ADUs. The following standards apply to attached and detached ADUs that do not qualify for review under Subsection C.6 (Existing, unpermitted ADUs/JADUs) or Subsection D (State-mandated ADUs/JADUs) above.

1. Number of ADUs allowed. On a legal lot zoned to allow a single-family or multifamily dwelling residential use, and that includes a proposed or existing dwelling, one standard ADU is allowed.

- 2. ADU development standards.** Standard ADUs are subject to ministerial review in compliance with the development standards applicable to the primary dwelling on the lot, including site coverage, floor area ratio, open space and setbacks, except as modified within this Section.
- a. Exception.** In accordance with Government Code Section 66321(b)(3), any separate zoning review or any limits on unit size, site coverage, floor area ratio, open space, front setbacks and minimum lot size that do not permit an attached or detached standard ADU with at least 800 square feet of interior livable space with four-foot side and rear setbacks and that is in compliance with all other applicable development standards of this Subsection, shall not be applied. The Truckee-specific life safety standards and findings of Subsection D.4 above shall apply to applicable deviations.
- 3. Maximum floor area.** The maximum square footage for an attached or detached ADU is subject to the following standards:
- a.** For single-family parcels under one acre in size and all multifamily parcels, the ADU shall not exceed the following:
- (1) 850 square feet of interior livable space for an efficiency unit, studio or 1-bedroom ADU; or
 - (2) 1,000 square feet of interior livable space for an ADU with two or more bedrooms.
- b.** For single-family parcels of one acre or more, the maximum square footage of an ADU shall not exceed 1,200 square feet of interior livable space, regardless of the number of bedrooms within the unit.
- 4. Minimum floor area.** There is no minimum floor area for an ADU that complies with all applicable California Building Standards Code requirements, as adopted by the Town of Truckee, nor are efficiency units, as defined by Health and Safety Code Section 17958.1, prohibited.
- 5. Height limit.** An attached or detached standard ADU is subject to the following height limitations, as applicable:
- a. Detached ADUs:**
- (1) For a detached ADU on a lot with an existing or proposed single family or multifamily dwelling unit, a height limit of 16 feet shall apply.
 - (2) For a detached ADU on a lot with an existing or proposed multifamily, multistory dwelling, a height limit of 18 feet shall apply.
 - (3) For a detached ADU on a lot with an existing or proposed single-family or multifamily dwelling unit that is within a half-mile walking distance of a major

transit stop or a high-quality transit corridor, as defined in Public Resources Code Section 21155, a height limit of 18 feet shall apply. On these lots, a 20-foot height limit is permitted only to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling. For example, if the primary roof plane on the main dwelling has a 7/12 pitch, a detached ADU may exceed the standard 18-foot height limit up to a maximum 20-foot height only for the purpose of replicating the 7/12 pitch roof on the main structure.

b. Attached ADUs: For an ADU that is attached to a proposed or existing primary dwelling, a height limit of 25 feet shall apply.

c. Additional height allowance for standard ADUs: For a detached or attached standard ADU on a lot with an existing or proposed single-family dwelling, refer to Subparagraph E.6.c.2.a (Side and rear setbacks, Additional height allowance) below for an additional height allowance.

6. ADU location on site. An attached or detached standard ADU is subject to the following standards:

a. Development envelopes and easements. For all ADUs constructed on lots where the recorded subdivision or parcel map established development/building envelopes and/or where there are recorded easements on the property, the building envelope and easement restrictions shall take precedence over any setback reductions provided within Subsection D.3 (Size limits, Setbacks and Standards) below this Section.

b. Proximity. A detached ADU shall be located within the following distance of the main dwelling or the main dwelling's attached garage, unless a greater distance is determined to be necessary by the Director to avoid on-site septic systems, water supply systems, geographic constraints, and/or environmentally sensitive areas as defined in Section 18.46.030.B (Environmentally Sensitive Areas):

(1) For single-family parcels under 1-one acre in size and all multifamily parcels: 100 feet.

(2) For single-family parcels of 1-one acre to 1.99 acres in size: 150 feet.

(3) For single-family parcels 2-two acres in size or larger: 200 feet.

c. Setbacks~~Size limits, setbacks and standards.~~ An attached or detached standard ADU is subject to the setbacks below. ADU size (i.e., floor area and height), setbacks, and development standards are directly correlated, therefore they are combined in this Subsection D.3 (Size limits, setbacks and standards). Where side yard setback reductions are allowed in this Subsection, these reductions do not apply to street-side setbacks on corner lots. Additionally, on a through lot, both lot lines facing streets are front lot lines and subject to standard front yard setback standards; the lot is considered to have no rear lot line in accordance with the Development Code definition of "Lot Line."

Standard ADUs.

~~1. **Standard maximum floor area.** The gross floor area of an attached or detached ADU is subject to the following standards:~~

~~a. For single family parcels under 1 acre in size and all multifamily parcels, the maximum gross floor area of an ADU shall not exceed the following:~~

~~(1) 850 square feet* for an efficiency unit, studio or 1 bedroom ADU; or~~

~~(2) 1,000 square feet* for an ADU with two or more bedrooms.~~

~~b. For single family parcels of 1 acre or more, the maximum gross floor area of an ADU shall not exceed 1,200 square feet*, regardless of the number of bedrooms within the unit.~~

~~* The actual gross floor area of a standard ADU may be limited to less than these maximum sizes based on the application of the setbacks, height limits, and general development standards described in Subparagraphs (2) and (3) below. For example, a 2-bedroom ADU may be limited to 900 square feet in order to comply with the maximum allowable site coverage on the property.~~

~~(1) **Front and street-side setbacks.** Standard ADUs shall comply with standard front and street-side setbacks applicable to the primary dwelling unless an exception is approved in compliance with Paragraph E.2.a (Development standards, exceptions) above.~~

~~(2) **Setbacks and height****Side and rear setbacks.** Any portion of an standard ADU that is 16 feet* in height or less complies with the height limits allowed by Subsection E.5 (Height limit) above is permitted to be constructed with reduced side and rear yard setbacks, no closer than 4 feet to the side and/or rear property lines, including eaves. Any portion of an ADU structure that exceeds 16 feet* in height from natural grade, shall comply with standard side and rear setbacks and height limits applicable to the main dwelling. (Note: Detached ADUs on multifamily lots shall comply with the height limits in Paragraph 18.58.025.C.2.a above.) ADUs shall comply with the standard front yard and street side setbacks applicable to the main dwelling regardless of ADU height. The following standards shall apply to ADUs within the reduced side and/or rear yard setbacks:~~

~~(a) ***Additional height allowance:** An 18-foot height limit with the setbacks described above is permitted on a lot with an existing or proposed single family dwelling that is within a half mile walking distance of a major transit stop or a high-quality transit corridor, as defined in Public Resources Code Section 21155. On these lots, up to a 20-foot height limit with the~~

~~setbacks described above will be allowed to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling. For example, if the primary roof plane on the main dwelling has a 7/12 pitch, a detached ADU may exceed the standard 18-foot height limit up to a maximum 20-foot height only for the purpose of replicating the 7/12 pitch roof on the main structure.~~

(a) Additional height allowance: For a detached or attached standard ADU on a lot with an existing or proposed single-family dwelling, the height limits allowed by Subsection E.5 (Height limit) above may be exceeded in compliance with the following standards: 1) any portion of an ADU structure that exceeds the height limits allowed by Subsection E.5 (Height limit) above shall comply with all standard setbacks areas and height limits applicable to the primary dwelling, 2) the entire ADU shall comply with front and street-side setbacks applicable to the primary dwelling, and 3) the property, including the proposed ADU, shall demonstrate compliance with the site coverage, floor area ratio and open space requirements applicable to the primary dwelling. (This provision does not apply to JADUs or multifamily ADUs.)

(3) Roof design and materials. ~~The pitch of any portion of the an ADU roof within the any reduced setback area(s)s (i.e., front, street-side, side and rear setbacks that are less than those applied to the primary dwelling) shall comply with the Truckee-specific life safety standards and findings of Paragraph D.4.c (State-mandated ADUs/JADUs, Roof design and material) above not be directed toward the side or rear property line, or the structure shall have a non-shedding roof material and/or snow retention mechanism for the life of the structure. The Town of Truckee finds that, in accordance with Truckee Municipal Code Sections 15.03.080 (Declaration as High Snow Area) and 15.03.110 (Snow Loads) which declare that all of the Town of Truckee is classified as a severe climate and "high snow" area, the aforementioned design standards shall apply to roofs within setback areas to address snow-related issues associated with life safety, structural integrity, and property damage prevention.~~

(4) Architectural projections. All architectural projections shall comply with Table 3-2 (Allowed projections in setbacks) based on the standard setbacks for the zoning district, excluding eaves which are allowed up to 4-four feet from side and rear property lines. For example, on a standard single-family residential lot in the RL zoning district, a deck may project up to 3-three feet into the 10-foot side yard setback or 6-six feet into the 20-foot rear yard setback. Projecting features shall not be permitted unless they comply with development standards (i.e., site coverage, floor area ratio, and open space).

~~**(1) Other development standards.**~~ ADUs shall comply with all other general development standards applicable to the main dwelling, including site coverage, floor area ratio, and open space unless an exception is provided elsewhere in this Subsection D.3 (Size limits, setbacks and standards).

~~e. **Deviations for smaller ADUs.** An attached or detached ADU that has both a maximum gross floor area of 800 square feet and a maximum height of 16 feet* from natural grade shall be permitted with the deviations to general development standards below. An ADU that exceeds either 800 square feet of gross floor area or 16 feet* in height from natural grade shall comply with Paragraph D.3.a (Standard ADUs) above. (*Note: Or up to 18 or 20 feet in height based on the eligibility criteria described in Subparagraph 18.58.025.D.3.a.2.a (Additional Height Allowance) above.)~~

~~(1) **Rear & side yard setback reductions.** This category of smaller ADUs is permitted to be constructed with reduced side and rear yard setbacks, no closer than 4 feet to the side and/or rear property lines, including eaves. ADUs within the reduced side and/or rear yard setbacks shall comply with Subparagraphs D.3.a.2.b (Roof design and material) and D.3.a.2.c (Architectural projections) above.~~

~~(a) **Front & street side setback reductions.** Smaller ADUs shall comply with standard front and street side setbacks unless the property owner demonstrates to the satisfaction of the Community Development Director that it is infeasible to construct either an attached or detached ADU up to 800 square feet in size without encroaching into the standard front and/or street side setback areas. If an ADU is approved to be located within a front or street side setback, 1) the encroachment shall be the minimum necessary, 2) the portion of the structure within the setback area(s) shall not exceed one story, and 3) the ADU shall not include any windows, doors, or other wall openings on the elevation(s) that is/are parallel to and facing the street(s) within the standard setback area. An ADU shall not be permitted within a recorded easement. The Town of Truckee finds that the incorporation of these standards is in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and are necessary for life safety to protect residents within or exiting the ADU during snow removal operations as large ice chunks can be projected through the air into front and street side setbacks and toward buildings and windows within those areas.~~

~~(b)~~

~~(c) **Deviations to development standards.** This category of smaller ADU is permitted to deviate from the site coverage, floor area ratio, and open space standards applicable to the property. Any deviation(s) shall be the minimum necessary to accommodate the floor area of the ADU living space, not to exceed an 800 square foot deviation, and any existing nonconforming conditions to the zoning/development standards proposed to be exacerbated by the creation of an ADU must be legal.~~

7. **Standard C~~o~~conversion ADUs.** The following special standards apply to standard C~~o~~conversion ADUs that do not comply with the State-mandated conversion ADU standards of Paragraph D.1.a (State-mandated, Single-family conversion ADUs) above on lots with an existing single-family dwelling; however, they do not apply to multifamily or mixed-use properties:

a. **Setback exceptions.** An existing legally constructed portion of a single-family dwelling, garage, or residential accessory structure that is converted to or replaced with an ADU shall not be required to meet additional setbacks beyond those that were required-approved at the time the original-structure and/or any modifications were permitted was built. For replacements, if the structure is partially or completely

demolished and replaced with a structure for a new ADU, the replacement structure shall be in the same location and shall not exceed the dimensions of the original structure, including footprint, floor area, and height, except as permitted below.

b. Proximity & size deviation. ~~The conversion or replacement of any portion of a legally constructed single-family dwelling, garage, or residential accessory structure for the purpose of creating an attached or detached ADU~~ Standard conversion ADUs shall not be subject to the proximity requirements of Subsection D.2 (Proximity) ~~or the maximum ADU size limitations of Subparagraph D.3.a.1 (Standard maximum floor area)~~ above.

~~For example, on a 3-acre parcel, a permitted 1,500 s.f. detached garage that is located 300 feet from the main dwelling could be converted to a detached ADU, which exceeds the 1,200 s.f. maximum size and the 200-foot maximum distance from the main dwelling.~~

~~b.~~

a-c. Expansions of standard conversion ADUs. If a standard conversion ADU results in less than the ~~standard~~ maximum allowable floor area for an ADU described in Subparagraph D.3.a.1 (~~Standard m~~Maximum floor area) above, an expansion/addition may be approved; however, ~~any the area of~~ expansions shall be subject to the standard unit size, height limit, setbacks, site coverage, floor area ratio, open space, and other development standards that would be applicable to a new ADU.

~~(a) Ingress/Egress for conversions.~~ ~~In addition to any expansion allowed under Subparagraph D.3.e.2.a (Expansions of conversion ADUs), a conversion ADU may include an expansion of the existing structure up to 150 square feet for the purpose of accommodating ingress and egress to/from the ADU. This is permitted only for space that is unconditioned and not fully enclosed (e.g., front porch, covered stairway, breezeway, wheelchair ramp). This space is allowed to deviate from site coverage, floor area ratio, and open space standards applicable to the property up to 150 square feet, and, if relevant, may be used in addition to the deviations permitted for smaller ADUs in Subparagraph D.3.b.2 (Deviations to development standards) above.~~

~~i) Setbacks for ingress/egress.~~ ~~A new ingress/egress feature for a conversion ADU shall be no closer than 4 feet to the side or rear property line and shall not extend further into standard front yard or street-side setbacks than the walls of the conversion ADU unless the feature is an architectural projection in compliance with Table 3-2 (Allowed projections in setbacks).~~

b.d. Garage and non-livable space conversions. ~~In addition to the standards within Paragraphs D.3.e.1 (Conversion ADUs, Setback exceptions) & D.3.e.2 (Conversion ADUs, Proximity & Size) above, a~~ An existing legally constructed attached or detached garage or other non-livable space located within a front yard or street-side setback that is approved for conversion to or replacement with an ADU shall ~~not~~ include any windows, doors, or other wall openings on the elevation(s) that is/are parallel to and facing the street(s) within the standard setback area. ~~The Town of Truckee finds that the incorporation of this standard is in accordance with Truckee~~

~~Municipal Code Chapter 10.17 (Snow Removal) and is necessary for life safety to protect residents within or exiting the ADU during snow removal operations as large ice chunks can be projected through the air into front and street side setbacks and toward buildings and windows within those areas comply with the Truckee-specific life safety standards and findings of Paragraph D.4.b (State-mandated ADUs/JADUs, Garage and non-livable space conversions) above.~~

~~**e.e. Roof modifications.** -If the converted or replaced structure is within the standard setbacks applicable to the main dwelling, and if substantial modifications are proposed to the existing roof design or surface/material as a part of the ADU creation, the modifiedeations portion shall comply with the Truckee-specific life safety standards and findings of Paragraph D.4.c (State-mandated ADUs/JADUs, Roof design and material) above.comply with Subparagraph D.3.a.2.b (Roof design and material).~~

~~**d. Minimum floor area.** A minimum floor area of 150 square feet is required for all ADUs.~~

8. Parking and driveways.

a. Parking standard. One on-site parking space shall be provided for each ADU, in addition to any parking required for the main dwelling unit, in compliance with Chapter 18.48 (Parking and Loading Standards), unless an exemption is provided below.

b. ADU garage size. If a garage or carport for an ADU is proposed, it shall not exceed 500 square feet, shall comply with all general development standards applicable to garages and carports, including, but not limited to, setbacks, site coverage, floor area ratio and open space, and shall be consistent with Section 18.58.220.E.1.c (Residential Accessory Uses and Structures – Garages).

c. Parking exemptions. The one on-site parking space per ADU shall not be required if any of the following situations apply:

- (1) The ADU is located within a half-mile walking distance of a public transit stop or within the Downtown Truckee Plan Area General Plan Land Use Designation; or
- (2) The ADU is part of (attached to) an existing or proposed primary residence or an existing accessory structure; or
- (3) When on-street parking permits are required but not offered to the occupant of the ADU; or
- (4) A car share vehicle station is located within one block of the ADU; or
- ~~(5) The ADU is a conversion of existing, permitted space in compliance with Section 18.58.025.D.3.e above (Conversion ADUs) or is a detached ADU not~~

~~exceeding 800 square feet in floor area or 16 feet in height in compliance with Section 18.58.025.D.3.b above (Deviations for smaller ADUs); or~~

~~(5)~~ When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies at least one criterion listed in [Subp](#)Paragraphs a-d (Parking Exemptions) above.

- d. Replacement parking exemption.** When a legally constructed garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or is converted to an ADU, replacement off-street parking for the [primary](#) dwelling is not required.
- e. Parking location.** The Town of Truckee finds that in accordance with Truckee Municipal Code Chapter 10.17 (Snow Removal) and due to Truckee's unique winter climate, the necessity to provide fast and efficient snow removal operations to accommodate emergency response vehicles and enhance driver safety, and the need to minimize property damage to parked vehicles during snow removal operations, required parking for ADUs and any required replacement parking for the main dwelling shall meet the following criteria:
- (1) All required parking shall be entirely on the private property and not in the right-of-way (Development Code 18.78.070.A, Location [of off-street parking]);
 - (2) No required parking shall be located within a snow storage easement (Municipal Code Section 10.17.030, Obstructing snow removal equipment prohibited). Required parking shall be prohibited within easements unless either: (i) the easement is amended, with the consent of all entities with an interest in the easement, to clarify that the parking can remain in place in perpetuity notwithstanding any other provision of the easement; or (ii) all entities with an interest in the easement provide written consent for the parking to remain in place in perpetuity, which such consent is absolute, irrevocable, permanent, supersedes the easement to the extent it is inconsistent with the easement, and is recorded in the official records of Nevada County;
 - (3) No required parking shall be located within five feet of side property lines (Public Improvements and Engineering Standards Section 4.057.3.C, [Residential Driveway Requirements](#)); and
 - (4) Unless otherwise restricted by the above requirements, tandem parking and/or parking within setback areas is permitted.
- f. On-street parking restriction.** Nothing within Subsection ~~8E~~ (Parking and driveways), including the exemptions, shall be deemed to permit on-street parking during any time when such parking is prohibited. This includes, but is not limited to, the on-street parking restriction throughout Truckee from November 1 to April 30

annually (Truckee Municipal Code Section 10.17.030, Obstructing Snow Removal Equipment Prohibited).

- g. Shared driveway.** An ADU shall be served by the same driveway encroachment as the main dwelling unit. A second driveway for an ADU will be permitted only if all of the following standards are met: 1) The ADU is located on a corner lot or through lot where the ADU will be accessed from a street other than the street providing access to the primary residence, or the ADU is on a lot with road frontage exceeding 150 lineal feet; 2) the proposal shall demonstrate compliance with the maximum allowable site coverage applicable to the property; and 3) the proposal shall comply with all other applicable Development Code standards and Public Improvement and Engineering Standards for single-family driveways and required off-street parking locations, except as modified within this Subsection E (Parking and driveways).

9. ADU design features.

- a. ADU entrance.** The ADU shall have an exterior entrance separate from the main entrance to the proposed or existing main dwelling; this egress/entrance shall include a continuous and unobstructed path of travel to/from the public way. Alternatively, the ADU may share a single interior entryway (e.g., airlock, mudroom) with the main dwelling and/or JADU if it meets all of the following criteria:
- (1) The shared entryway shall not exceed 80 square feet; however, the floor area of existing or required stairs within the entryway shall not count toward the 80 square foot allowance;
 - (2) The shared entryway shall provide direct, private access to each unit; however, in no case shall the primary entrance to the ADU be through the main dwelling living area, JADU, garage, or other interior space; and
 - (3) The shared entryway is considered part of the main dwelling and is subject to general development standards applicable to the main dwelling, including setbacks, height limit, site coverage, floor area ratio, and open space.
- b. Interior access.** Interior access between the ADU and the main dwelling, attached or detached garage for the main dwelling, and/or other residential accessory structures shall be allowed, in compliance with all applicable California Building Standards Code requirements, as adopted by the Town of Truckee. If interior access is proposed, the tenant of the ADU shall be able to lock the shared door from the interior of the ADU for privacy.
- c. Kitchen or cooking facilities.** An ADU shall include a permanent kitchen or cooking facility, consistent with the Development Code definition of a kitchen (Section 18.220.020.K, Kitchen or Cooking Facilities, Residential). At a minimum, an ADU kitchen shall include the following equipment:

- (1) Cooking facilities (i.e., a standalone cooking appliance with at least two burners that is connected to a gas stub or 220 electric volt outlet; does not include portable cooking accessories such as hot plates and other temporary heat sources);
 - (2) A refrigerator (no minimum size); and
 - (3) A sink for dishwashing and sanitation purposes.
- d. Closet requirement.** ADU bedrooms shall include a closet, consistent with the Development Code definitions of “Bedroom” and “Closet” (Section 18.220.020, Definitions); however, a 1-bedroom ADU may provide a closet anywhere within the unit, and a studio ADU is not required to provide a closet.
- e. ADU exterior stairs/walkway setbacks.** Exterior stairs and walkways serving an ADU and/or JADU shall comply with Table 3-2 (Allowed projections in setbacks) based on the standard setbacks for the zoning district, ~~unless a setback deviation is allowed under Section 18.58.025.D.3.b.1 above (Deviations for smaller ADUs, Rear & side yard setback reductions) or Section 18.58.025.D.3.e.2.b.i above (Conversion ADUs, Setbacks for ingress/egress).~~
- (1) **Exception:** The Director ~~may~~will allow an uncovered, exterior stairway or walkway to encroach into a setback area, beyond the above allowances, if the Director finds all of the following:
 - (a) Strict application of the setback standard would prevent establishing a reasonable and sole “Means of Egress,” as defined by 2025 California Residential Code Section R318 (Means of Egress), to/from an ADU and/or JADU;
 - (b) The deviation is the minimum departure necessary to grant relief to the standards based on ~~site-existing~~ constraints, including the location of existing development, recorded easements, geographic constraints, and/or environmentally sensitive areas as defined in Section 18.46.030.B (Environmentally sensitive areas);
 - (c) The stairs/walkway are not located within a recorded easement unless allowed under Section 18.30.056.A (Structures within easements); and
 - (d) The stairs/walkway comply with the Public Improvement and Engineering Standards.

10. Design standards for ADUs in the –HP Overlay District. Any detached or attached ~~standard ADUs larger than 800 square feet or greater than 18 feet in height~~ within the –HP (Historic Preservation) overlay district that is newly constructed or requires exterior modifications shall be consistent with standards outlined in this section. Designs that do not meet the standards of this section may request Historic Design Review (Chapter 18.77)

and shall be subject to the requirements of the Downtown Truckee Plan Historic Design Guidelines.

- a. **Setbacks.** ADUs shall not be located between the primary residence and the front property line, ~~unless the ADU falls under the standards of Section 18.58.025.D.3.b.~~ Setbacks for an ADU shall be in compliance with the standards of the zoning district for the primary dwelling or as otherwise indicated in this section.
- b. **Orientation.** The ADU shall be parallel to the side property lines.
- c. **Siding.** Painted or semi-solid stained wood siding shall make up over 60% of the exterior wall material. Transparent stained wood siding is prohibited. A maximum of three types of siding shall be used on the ADU. The allowed siding types for any ADU shall be as follows:
 - (1) Horizontal wood lap or clapboard siding, four to six inches of wide.
 - (2) Brick in a running bond pattern for a large field (greater than 25% of the building wall) or used in any pattern as an accent (10% of any building wall).
 - (3) Stone for wainscot, up to a third of the wall's height, including the cap or any moldings.
 - (4) Wood shingles on gable ends.
- d. **Siding for a detached ADU.** For detached ADUs, in addition to the siding material allowed above, the following materials may be used, however the maximum quantity of siding types remains three:
 - (1) Board and batten with two- to four-inch battens and six- to eight-inch boards.
 - (2) Weathered or powder-coated corrugated metal. If powder-coated metal is used, earthtone colors (shades of brown, green, and warm gray) are required.
 - (3) Non-reflective hot-rolled steel.
- e. **Windows.** All windows shall be wood or aluminum clad wood; however, vinyl and other synthetic material window frames in a dark earthtone color, black or gray are allowed on non-historic structures. One window material shall be used for all windows on the ADU. The following standards apply to windows on ADUs:
 - (1) Windows on facades visible from the public right-of-way shall be vertically proportioned, with at least a 2:1 ratio. "Vertically proportioned" means that the vertical dimension is at least two times the length of the horizontal dimension.
 - (2) Only rectangular windows are allowed (e.g., circular, triangle, octagonal, arched windows are not permitted).

- (3) Divided lights are not required, but if used, the divided lights shall be true divided lights or simulated divided lights. True divided lights are constructed with muntin bars between individual panes of insulated glass. Simulated divided lights are constructed with muntin bars permanently adhered to the surface both sides of the glass that create three-dimensional relief on the surface of the window glass.
 - (4) Window openings are limited to 30% of the area of each building wall.
 - (5) Painted wood window trim of at least two inches in width shall be required
- f. Doors.** The following standards apply to exterior doors:
- (1) Doors shall be painted wood.
 - (2) Doors shall only have window openings up to 20% of the door area.
- g. Roofs.**
- (1) **Materials.** All roof material shall have a matte, non-reflective finish and shall be an earthtone color (shades of brown, green, and warm grays). The following materials are allowed:
 - (a) Sawn wood shingles.
 - (b) Composition shingle with uniform shingle shapes. Cutaway corners, scalloped-edge, and other irregular shapes are prohibited. Faux shake shingles are prohibited.
 - (c) Non-reflective corrugated metal.
 - (d) Metal standing seam roofing with a one-inch seam height.
 - (2) **Shape.** If the ADU is detached, roofs shall be the same pitch and shape as the main dwelling and the primary ridge line shall be perpendicular to the street. Mansard, flat, and false front roofs are prohibited. The following roof shapes are allowed:
 - (a) Gable. Slopes shall be between 7:12 and 9:12. Gable ends shall face the street.
 - (b) Shed. Slopes shall be 4:12 to 12:12.
 - (3) **Accessories.** The following requirements apply to roof accessories:
 - (a) A maximum of two dormers are allowed.

- (b) Skylights shall be flush with the roof plane. Bubbled or domed skylights are prohibited.
- (c) Drains, gutters, and vents shall be painted to match the color of the roof or the wall on which it is located.
- (d) Snow fences or guards shall be metal, non-reflective, and painted the color of the roof.

h. Decks, balconies, and patios. The following standards apply to decks, balconies, or patios on ADUs:

- (a) Railings may be wood, steel, or cable metal.
- (b) Glass, plastic, and plexiglass railings are prohibited.
- (c) Crusher screen is prohibited.

i. Exterior lighting.

- (a) **Materials.** All exterior light fixtures shall be non-reflective natural metal or earthtone colors (shades of brown, green, or warm gray) or black. The following materials are allowed for exterior lights:
 - (1) Non-reflective or powder-coated aluminum.
 - (2) Cast iron.
 - (3) Baked Enamel or porcelain.
 - (4) Oxidized copper.
- (b) A maximum of two light fixtures are allowed on an ADU.

11. Water supply and sewage disposal. All water supply and sewage disposal shall be provided by an established community system or by an on-site system approved by the Nevada County Environmental Health Department. An ADU shall not be allowed on a parcel that is served by an on-site septic system unless approval is obtained from the Nevada County Environmental Health Department and the unit [and that](#) complies with the Lahontan Regional Water Quality Control Board.

12. ~~Occupancy and rental~~ [requirements/restrictions](#). The short-term rental of an ADU for a term of less than 31 consecutive days is prohibited. There are no ~~occupancy~~ restrictions for long-term rentals of 31 days or more on either the primary dwelling unit or the ADU.

13. Sale of unit prohibited. ~~No ADU shall be subdivided from the main dwelling through a condominium plan, community apartment plan, housing cooperative, or other subdivision.~~ The sale or conveyance of an ADU independent and/or separate from the main dwelling shall be prohibited unless the unit or primary dwelling was developed by a qualified nonprofit corporation and all requirements of Government Code Section 66340 et seq. are met. Otherwise, n~~No ADU shall be subdivided from the main dwelling through a condominium plan, community apartment plan, housing cooperative, or other subdivision.~~

1. ADU deed restriction requirements. ~~Prior to the issuance of a temporary or final certificate of occupancy, an ADU requires the recordation of a deed restriction in a form approved by the Town of Truckee, which shall run with the land, and shall include the following:~~

- ~~a. A prohibition on the sale of the accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction will be enforced against future purchasers, as described in Subsection J (Sale of Unit Prohibited) above;~~
- ~~b. A restriction on the size and attributes of the accessory dwelling unit in compliance with this Section; and~~
- ~~c. A prohibition on the short term rental of the accessory dwelling unit for a period of less than 31 consecutive days, as described in Subsection I (Occupancy and Rental Requirements) above.~~

14. Building code requirements. Each ADU and JADU shall obtain a building permit from the Town of Truckee and shall be constructed in compliance with all applicable California Building Standards Code requirements, as adopted by the Town of Truckee.

~~**a. Fire sprinklers.** ADUs are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.~~

~~**b.a. Manufactured home, tiny homes, etc.** A manufactured home (a.k.a. mobile home), modular home (a.k.a. factory-built or prefabricated home), tiny home, park model home, or similar unit may be used as an ADU if it is permanently attached to a foundation and complies with the California Building Standards Code, as adopted by the Town of Truckee. A tiny home on a chassis or park model home on a chassis is not permitted for use as an ADU unless it is modified to meet the aforementioned standards.~~

~~**e.b. Movable units.** A recreational vehicle (e.g., motorhome, campervan, truck camper, travel trailer, pop-up trailer, fifth wheel trailer, toy hauler), travel van, or other movable habitable space generally cannot be approved as an ADU; however, it may be approved if it is permanently attached to a foundation and complies with the California Building Standards Code, as adopted by the Town of Truckee.~~

~~15. **Illegal accessory dwelling units.** This Section shall not validate any existing illegal ADU. To convert an unpermitted ADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a newly proposed ADU, including the a building permit application, any required permitting documentation, permitting fees, correction of all deficiencies identified by local agencies and special districts, and the execution of an ADU deed restriction, as described in Subsection K (ADU Deed Restriction Requirements) above. An ADU will be denied a building permit if there are violations that are necessary to correct in order to protect the health and safety of the public or occupants of the structure, pursuant to Government Code Sections 66322(b) and 66332.~~

15. ADU reversions. If an ADU or JADU is legally permitted and constructed with deviations to the development standards that would otherwise be applicable to the property, ~~as permitted by the Subsections D (Size and location standards) and/or E (Parking and driveways) above,~~ and the ADU unit is subsequently reverted or converted to another use other than an ADU/JADU, any deviations from development standards (e.g., setbacks, site coverage, floor area ratio, open space, parking) shall be brought into compliance with the standards in effect at the time a complete application for a reversion or conversion of the space is submitted to the Community Development Department.

F. Junior Accessory Dwelling Units (JADUs).

1. Applicability. JADUs are allowed in all zoning districts that allow single-family residential uses ~~(i.e., RL, RR, DRL, DMU, NMU R, RC and REC zoning districts),~~ subject to compliance with the requirements of this Section.

2. Number of units allowed. A maximum of one ~~junior accessory dwelling unit (JADU), in addition to one attached or detached ADU,~~ shall be allowed on a parcel with an existing or proposed single-family dwelling, ~~in addition to any allowable ADUs.~~

3. Location on site. A JADU must share at least one wall, floor, and/or ceiling with the living space of the attached main dwelling ~~or attached garage.~~ A JADU may be created by converting ~~existing~~ space contained entirely within the enclosed walls of an existing single-family residence (living or non-living space) or attached garage, built as an attached addition to an existing residence and subsequently converted to a JADU, or constructed concurrently as an attached ~~unit~~ JADU to a new single-family residence. If a JADU is created as an addition to an existing residence or concurrent with a new residence, the JADU shall comply with all development standards applicable to the main dwelling, including setbacks, height limits, site coverage, floor area ratio, open space, etc., except as allowed by Subsection D.1.a (State-mandated ADUs/JADUs) above.

4. Floor area limitation. The gross floor area of the JADU shall not exceed 500 square feet of interior livable space and shall not be less than 150 square feet.

5. Garage and non-livable space conversions. An existing legally constructed attached garage or other non-livable space located within a front yard or street-side setback that is approved for conversion to or replacement with a JADU shall comply with the Truckee-

[specific life safety standards and findings of Paragraph D.4.b \(State-mandated ADUs/JADUs, Garage and non-livable space conversions\) above.](#)

5.6. JADU separate entrance. A JADU shall have an exterior entrance separate from the main entrance to the existing or proposed single-family residence; this egress/entrance shall include a continuous and unobstructed path of travel to/from the public way. Alternatively, the JADU may share a single interior entryway (e.g., airlock, mudroom) with the main dwelling and/or ADU if it meets all of the following criteria:

- a. The shared entryway shall not exceed 80 square feet; however, the floor area of the existing or required stairs within the entryway shall not count toward the 80 square foot allowance;
- b. The shared entryway shall provide direct, private access to each unit; however, in no case shall the primary entrance to the JADU be through the main dwelling living area, ADU, garage, or other interior space; and
- c. The shared entryway is considered part of the main dwelling and is subject to general development standards applicable to the main dwelling, including setbacks, height limit, site coverage, floor area ratio, and open space.

6.7. Interior access. Interior access from the JADU to the main dwelling may be maintained; however, if the sanitation facilities are shared with the main dwelling as allowed in Subsection [89](#) below (Sanitation Facilities), unrestricted interior access to the sanitation facilities is required at all times. If interior access is proposed, the tenant of the JADU shall be able to lock the shared door from the interior of the JADU for privacy.

7.8. Cooking facilities. The JADU shall include an efficiency kitchen, which shall include the following:

- a. A cooking facility with appliances. (Note: Government Code Section 66333(f)(1) does not permit local jurisdictions to specify exactly what “a cooking facility with appliances” must include for JADUs. This standard can be met with basic plug-in kitchen appliances (e.g., microwave, hot plate, mini-fridge) or with a full, high-end kitchen (e.g., gas range, double oven, large sink with disposal, commercial refrigerator). Therefore, a JADU is not required to comply with the Development Code definition of a “Kitchen or Cooking Facility,” which specifies several types of appliances required in residential kitchens.)
- b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

~~**8. Closet Requirement.** JADU bedrooms shall include a closet, consistent with the Development Code definitions of “Bedroom” and “Closet” (Section 18.220.020, Definitions); however, a 1 bedroom JADU may provide a closet anywhere within the unit, and a studio JADU is not required to provide a closet.~~

- 9. Sanitation facilities.** A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.
- 10. Water supply and sewage disposal.** A JADU shall not be considered a separate or new dwelling unit for the purposes of providing service for water, sewer or power.
- 11. Parking.** No additional parking shall be required for a JADU.
- 12. Occupancy and rental ~~requirements~~restrictions.**
- a. **Short-term rental restriction.** The short-term rental of a JADU for a term of less than 31 consecutive days is prohibited for all JADUs, ~~including after the fact permits for existing illegal ADUs described in Subsection 13 (Illegal junior accessory dwelling units) below.~~
 - b. **Owner occupancy.** On a parcel with a primary dwelling unit and a JADU, if the JADU has shared sanitation facilities with the main dwelling, only one of the units may be rented; the owner must reside in either the remaining portion of the main dwelling or in the JADU. For example, the owner could reside in the main dwelling and long-term rent the JADU, or the owner could reside in the JADU and choose to long-term or short-term rent the main dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or housing organization or if the JADU has separate sanitation facilities.
- 13. JADU deed restriction requirements.** Prior to the issuance of a temporary or final certificate of occupancy, a JADU requires the recordation of a deed restriction in a form approved by the Town of Truckee, which shall run with the land, and shall include the following:
- a. A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers; and
 - b. A restriction on the size and attributes of the junior accessory dwelling unit in compliance with this Section.
 - ~~c. A prohibition on the short term rental of the junior accessory dwelling unit for a period of less than 31 consecutive days.~~
 - ~~d. Requires owner occupancy consistent with Subparagraph O.11.b (Owner occupancy) above.~~
- ~~**14. Illegal junior accessory dwelling units.** This Section shall not validate any existing illegal JADUs. To convert an unpermitted JADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a newly proposed JADU, including the JADU deed restriction described in Subsection 12 above (JADU Deed Restriction Requirements). A JADU will be denied a building permit if there are violations~~

~~that are necessary to correct in order to protect the health and safety of the public or occupants of the structure, pursuant to Government Code Sections 66336. and 66332.~~

Section 18.220.020 - Definitions of Specialized Terms and Phrases

As used in this Development Code, the following terms and phrases shall have the meanings ascribed to them in this Section, unless the context in which they are used clearly requires otherwise. The following definitions are in alphabetical order.

A. Definitions, "A."

Accessory Dwelling Unit (ADU). Previously known as a secondary residential unit, an ADU is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons ~~on the same site as a single family or multifamily residence~~ and is located on a lot with a proposed or existing primary residence. The ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel ~~as where the~~ single-family or multifamily dwelling is or will be situated. Refer to Section 18.58.025 for standards associated with accessory dwelling units.

J. Definitions, "J."

Junior Accessory Dwelling Unit (JADU). A dwelling unit that is no more than 500 square feet of interior livable space in size and contained entirely within ~~or attached to the living space of~~ an existing or proposed single-family ~~structure~~ residence. A ~~junior accessory dwelling unit~~ JADU must include the following: a cooking facility with appliances; and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit. A ~~junior accessory dwelling unit~~ JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure. Refer to Section 18.58.025. ~~F~~ Q for standards associated with junior accessory dwelling units.