Agenda Item No. 5.1

Workshop:
Accessory Dwelling Unit (ADU)
BACKGROUND

• 2019 ADU Bills (state)
  • Senate Bill 13: delayed enforcement
  • Assembly Bill (AB) 68: Junior ADUs
  • AB 881: ADUs
  • Gov’t Code sections 65852.2 (ADU), 65852.22 (Junior)
  • Effective / operative in January 1, 2020

• County ADU ordinance
ADU TYPES

- **Junior ADU – interior** (w/in new/existing house)
  - **Smaller** (500 sf max.) / efficiency unit
  - **Sink/cooking appliance** (kitchenette)
  - **Shared or separate** bathroom
  - **No parking / replacement** req.
ADU TYPES

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  - **Shared or separate** bathroom
  - **No parking / replacement** req.
ADU TYPES

- **ADU** – detached and/or interior (interior w/in house or other structure)
  - **Larger** (1,200 sf max.)
  - **Full, independent** dwelling unit
  - **Parking** may be required
    - No replacement parking
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ADU ALLOWANCES

- Permitted in any zone that allows:
  - Single family use
  - Multifamily use (ADUs only)
- Allowances: primary dwelling(s)
  - SF: 2 units per lot (any lot size)
    - Interior: 1 unit (Junior ADU or ADU)
    - Detached: 1 unit (ADU only)
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  - **Single family** use
  - **Multifamily** use (ADUs only)
- Allowances: primary dwelling(s)
  - **SF**: 2 units per lot (any lot size)
    - **Interior**: 1 unit (Junior ADU or ADU)
    - **Detached**: 1 unit (ADU only)
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  - **Single family** use
  - **Multifamily** use (ADUs only)
- Allowances: primary dwelling(s)
  - **SF**: 2 units per lot (any lot size)
    - **Interior**: 1 unit (Junior ADU or ADU)
    - **Detached**: 1 unit (ADU only)
ADU ALLOWANCES

• Allowances, besides primary dwelling(s)
  • MF: **3 units** per lot min.
    • Interior: total interior ADUs ≤ **25%** of existing MF units (1 ADU min.)
    • Detached: min. **2 detached ADUs**
ADU ALLOWANCES

- Allowances, besides primary dwelling(s)
  - **MF (ADU only):**
    - **Interior:** total units $\leq 25\%$ of existing MF units (min. 1 ADU)
    - **Detached:** min. 2 units
ADU ALLOWANCES

- Allowances, besides primary dwelling(s)
  - **MF** (ADU only):
    - **Interior**: total units ≤ 25% of existing MF units (min. 1 ADU)
    - **Detached**: min. 2 units
ADU ALLOWANCES

- Allowances, besides primary dwelling(s)
  - **MF** (ADU only):
    - **Interior**: total units ≤ 25% of existing MF units (min. 1 ADU)
    - **Detached**: min. 2 units
ADU DEVELOPMENT

• **Detached** units only:
  - Setbacks: **4 ft.** (side/rear)
  - Height: **16 ft.** (max.)

• **Interior** units (SF only):
  - Floor area: 50% of primary unit floor area, max. 1,200 sf.

• **Parking** (detached only):
  - 1 space / unit
    - No parking required if: near transit (walking, ½ mi.), **arch./hist.** dist., in area that req. parking permit/none offered, near **car share** area (1 mi.)
OTHER REGULATIONS

- **Max. 60-day review** period (act on application)
- **Owner-occupancy**
  - Junior ADU: **required** (either unit)
  - ADU: **not required from 2020-2025**
- **Health/safety** (e.g. EHS, Fire) preempts any requirements / approval required
- **Enforcement** for ADUs may be delayed **up to 5 years**, at owners request
- **Fire wall???