

1983 Coastal Zoning Code: ADU Development Standards

	Code Section	Development Standard
Zones	17.117.040.B&D	SFR (R-1, R-2), R-3, PR Exceptions: Prohibited In any mobile home subdivisions, mobile park, or recreational vehicle park, the R-1 zone above the intersection of Longview and Stratford, slopes that exceed 20%, and no subdivisions of property shall be allowed where an ADU or JADU is established
# Allowed	17.117.040.C	Single Family Dwellings. One (1) ADU and one (1) JADU allowed Multifamily Dwellings. Two (2) detached ADUs and Conversion ADUs associated with up to 25% of the number of multifamily dwelling units allowed
Parcel Size	17.117.080. A.2	No minimum
Min. Unit Size	17.117.080. A.3	JADU: 150 square feet minimum ADU: 150 square feet minimum
Max. Unit Size	17.117.080. A.3	JADU: 500 square feet Conversion ADU: None New Construction ADU: 850 square feet (studio or 1 bedroom) 1,000 square feet (2 bedrooms) or 50% of the primary unit
Setbacks	17.117.080. A.4	Additions (Conversions and JADUs) up to 150 square feet: Front: Comply with front setbacks for the applicable zoning district Side: Comply with front setbacks for the applicable zoning district Street Side: Comply with front setbacks for the applicable zoning district Rear: Comply with front setbacks for the applicable zoning district New Construction ADUs: Front: Comply with front setbacks for the applicable zoning district Side: Minimum of 4 feet or the setback for the applicable zoning district, whichever is less. Street Side: Comply with street side setbacks for the applicable zoning district Rear: Minimum of 4 feet or the setback for the applicable zoning district, whichever is less.
Maximum Height	17.117.080. A.5	Conversion ADUs and JADUs: Additions up to 150 square feet shall meet height requirements for new construction ADUs New Construction ADUs: No greater than permitted in the applicable zoning district, but no less than 16 feet unless otherwise identified in the City's Local Coastal Plan
Lot Coverage	17.117.080. A.6	Conversion ADUs and JADUs: Additions up to 150 square feet shall comply with lot coverage and maximum building area for applicable zoning district. New Construction ADUs: Comply with lot coverage and maximum building area for applicable zoning district. An ADU up to 800 square feet is allowed.
Parking	17.117.070.A&B	All Areas 1. JADU: No additional parking required 2. ADU: Parking spaces required in addition to parking for primary unit a.) Studio and 1 Bedroom ADUs: 1 off-street parking space is required in addition to parking required for primary unit b.) 2 Bedroom ADUs: 2 off-street parking spaces are required in addition to parking required for primary unit