

## 1998 Non-Coastal Zoning Code: ADU Development Standards

|                | Code Section        | Development Standard   |
|----------------|---------------------|--|
| Zones          | 17.38.155.<br>D.2&4 | SFR (R-1 & R-2), R-3, PR<br>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      | 17.38.155.<br>D.3   | <b>Single Family Dwellings.</b><br>One (1) ADU and one (1) JADU allowed<br><b>Multifamily Dwellings.</b><br>Two (2) detached ADUs and<br>Conversion ADUs associated with up to 25% of the number of multifamily dwelling units allowed   |
| Parcel Size    | 17.38.155.<br>H.1   | No minimum   |
| Min. Unit Size | 17.38.155.<br>H.1   | <b>JADU:</b> 150 square feet minimum<br><b>ADU:</b> 150 square feet minimum  |
| Max. Unit Size | 17.38.155.<br>H.1   | <b>JADU:</b> 500 square feet<br><b>Conversion ADU:</b> 50% of primary unit size<br><b>New Construction ADU:</b><br>850 square feet (studio or 1 bedroom)<br>1,000 square feet (2 bedrooms) or 50% of the primary unit, whichever is smaller  |
| Setbacks       | 17.38.155.<br>H.1   | <b>Additions (Conversions and JADUs):</b><br>Setbacks shall be sufficient for fire safety in conformance with the Building Code and Fire Code. Additions up to 150 square feet shall meet setback requirements for new construction ADUs.<br><b>New Construction ADUs:</b><br><b>Front:</b> Comply with front setbacks for the applicable zoning district<br><b>Side:</b> Minimum of 4 feet or the setback for the applicable zoning district, whichever is less.<br><b>Street Side:</b> Comply with street side setbacks for the applicable zoning district<br><b>Rear:</b> Minimum of 4 feet or the setback for the applicable zoning district, whichever is less.           |
| Maximum Height | 17.38.155.<br>H.1   | <b>Conversion ADUs and JADUs:</b> Additions up to 150 square feet shall meet requirements for new construction ADUs<br><b>New Construction ADUs:</b> No greater than permitted in the applicable zoning district, but no less than 16 feet   |
| Lot Coverage   | 17.38.155.<br>H.1   | <b>Conversion ADUs and JADUs:</b> Additions up to 150 square feet shall comply with lot coverage and maximum building area standards for new construction ADUs.<br><b>New Construction ADUs:</b> Lot coverage and maximum building area shall comply with standards for applicable zoning district. An ADU up to 800 square feet is allowed.   |
| Parking        | 17.38.155.G         | <b>All Areas</b><br>1. <b>JADU:</b> No additional parking required<br>2. <b>ADU:</b> 1 parking space required per unit in addition to parking for primary unit<br><b>No additional parking is required if any of the following is true:</b><br>a.) Unit located within a ½ mile walking distance of public transit<br>b.) Unit located within an architecturally and historically significant historic district<br>c.) Unit is part of the proposed or existing primary unit or accessory structure<br>d.) When on-street parking permits are required but not offered to the occupant of the ADU<br>e.) When there is a car share vehicle located within one block of the ADU |