

Accessory Dwelling Unit Requirements Summary Table

Unit Type	Maximum size	Rear Yard Setback	Interior Side Yard Setback	Street Side Setback	Maximum Height	Min Dist from other structures	Lot Coverage (3)	Rear Yard Coverage	Parking Required (4)	Building Permit Required	ADU Permit Required (5) *
Junior ADU - is contained entirely within an existing or proposed single-family structure	500-sq. ft.	Meets Fire and Building codes	Meets Fire and Building codes	Same as primary dwelling unit	Same as primary dwelling unit	Same as primary dwelling unit	50%	30%	None	Yes	No
Single family											
Converted - within the space of an existing single family or existing accessory structure (including garage conversion) (1)	Within existing space + up to 150 sq. ft. if needed to add ingress and egress	Meets Fire and Building codes	Meets Fire and Building codes	4-ft.; (Zero ft. for alley with 24-foot back up distance).	Same as primary dwelling or structure; or up to 16-ft. at the peak	Meets Fire and Building codes	50%	30%	None	Yes	No
Limited Detached (2) (Including addition over garage or accessory).	800-sq. ft. or smaller	4 ft. (Zero ft. for alley with 24-foot back up distance).	4-feet; (Zero ft. for alley with 24-foot back up distance).	4-feet; (Zero ft. for alley with 24-foot back up distance).	16 ft. at the peak; A unit above a detached garage located contiguous to an alley, may not exceed 25-ft. above grade to the peak.	Meets Fire and Building codes	50%	30%	None	Yes	No
Limited Attached (2)	800-sq. ft. or smaller	4 ft. (Zero ft. for alley with 24-foot back up distance).	4 feet (Zero ft. for alley with 24-foot back up distance).	4-feet; (Zero ft. for alley with 24-foot back up distance).	May not exceed the height of the primary structure or 30-ft., whichever is greater	Meets Fire and Building codes	50%	30%	None	Yes	No
Detached ADU (2)(3) *	Over 800 to 1,000- sq. ft.; two bedrooms or less	4-ft. (Zero ft. for alley with 24-foot back up distance).	4-ft. (Zero feet for alley with 24-foot back up distance).	4-feet; (Zero ft. for alley with 24-foot back up distance).	16-ft. at the peak; A unit above a detached garage located contiguous to an alley, may not exceed 25-ft. above grade to the peak.	Meets Fire and Building codes	50%	30%	One space per ADU	Yes	Yes
Attached ADU (3) *	Over 800 to 1,000-sq. ft. May not exceed 50% of the primary dwelling.(3); two bedrooms or less	4-ft. (zero ft. for alley provided with 24-foot back up distance).	4-ft. (Zero feet for alley with 24-foot back up distance).	4-feet; (Zero ft. for alley with 24-foot back up distance).	May not exceed the height of the primary structure or 30-ft. above grade to the peak , whichever is greater	Meets Fire and Building codes	50%	30%	One space per ADU	Yes	Yes
Discretionary Attached or Detached SF (2)(3) (Proposed exceptions from standards) **	Over 1,000 sq. ft. or over 2-bedrms to a maximum of 1,200 sq. ft. or 3 bedrooms	4 ft. (Zero ft. for alley with a 24-foot back up distance).	4-feet (Zero ft. for alley with 24-foot back up distance).	4-feet; (Zero ft. for alley with 24-foot back up distance).	Attached: same as primary dwelling unit or 30-ft. above grade to the peak, whichever is greater. Detached: 16-ft. at the peak; A unit above a detached garage located contiguous to an alley, may not exceed 25-ft. above grade to the peak.	Meets Fire and Building codes	50%	30%	One space per ADU	Yes	ZAP

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Multiple Family											
Converted within existing multi-family dwelling structures (up to 25% of the MF units may have converted ADUs)	Shall comply with state building standards for dwellings	Meets Fire and Building codes	4-ft. (Zero ft. for alley with 24-foot back up distance).	Same as primary dwelling unit	Same as primary dwelling unit	Meets Fire and Building codes	Same as primary unit(s)	30%	None	Yes	No
Limited Detached MF (no more than two detached ADUs on a lot with MF)	800 sq. ft. or smaller	4-ft.	4-ft.	4-ft; (Zero ft. for alley with 24-foot back up distance).	16-ft. at the peak	Meets Fire and Building codes		30%	One space per ADU	Yes	No

(1) Accommodated within the existing space, plus up to an additional 150 square feet if expansion is limited to accommodating ingress and egress. Exterior access is independent of that for the single-family dwelling. (Section 17.104.010 (E)(1)(a))

(2) One detached new ADU, in addition to a JADU that may be existing as converted within an existing structure. (Section 17.104.010 (E)(1)(a)&(b)).

(3) Application of development standards such as FAR, lot coverage, may limit the size of the ADU, but in no case may shall the ADU be required to be less than 800 square feet. (Section 17.104.010 (G) (1))

(4) Parking requirements Section 17.104.010 (G)(2)

(5) ADU Permit: Application Process and Timing: Section 17.104.010 (E)(3)

* See Sections 17.104. 010 (E) (2) and (G) (1)

** See Section 17.104.010 (E) (4)

Accessory dwelling unit (ADU) means a residential dwelling unit that is detached from, attached to, or located within the living area of an existing primary dwelling unit, and that provides independent living facilities for one or more persons. An accessory dwelling unit also includes:an efficiency unit, as defined in California [Health and Safety Code](#) Section 17958.1, and a manufactured home, as defined in Section 18007.

Junior accessory dwelling unit or (JADU) means a residential unit that is no more than 500 square feet in size, is contained entirely within an existing or proposed single-family structure, includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and includes an efficiency kitchen, as defined in subsection 17.104.010 (C) (5)