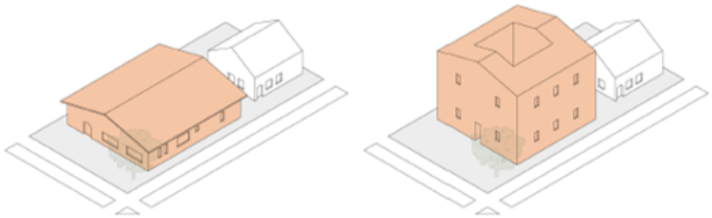
Proposed ADU Ordinance Amendments:

ACCESSORY DWELLING UNITS

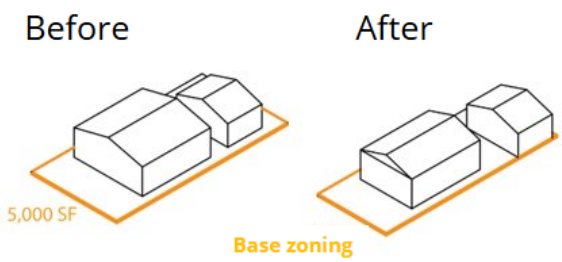
PROPOSED AMENDMENTS:

Allowed Districts: ADUs are permitted in all residential zone districts and for all residential uses, including apartments.

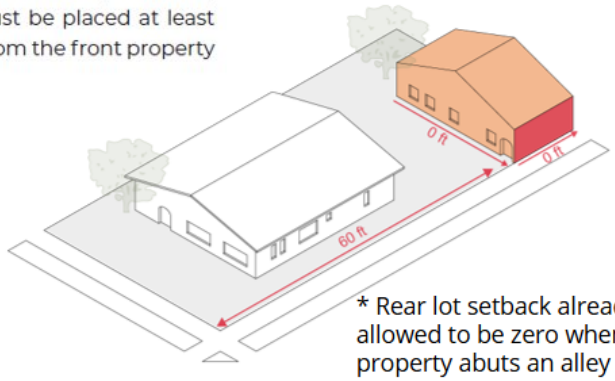


Owner Occupancy: Property owners are not required to reside on-site.

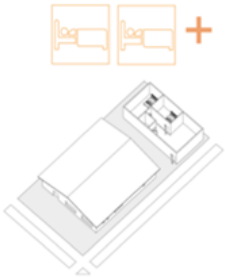
Lot Size
Min. lot size requirement must meet base zoning



Setback:
There is no minimum side or rear yard setbacks, however, ADUs must be placed at least 60 feet from the front property line.



* Rear lot setback already allowed to be zero when property abuts an alley

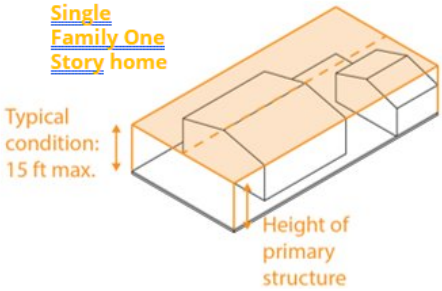


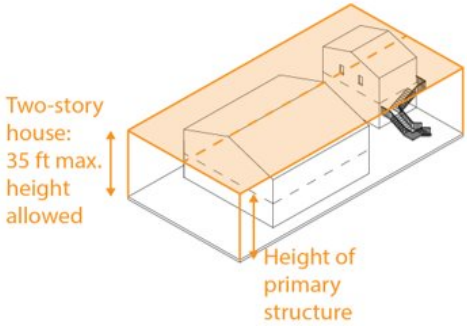
Bedrooms:
There is no maximum limit on the number of bedrooms allowed in an ADU.

ACCESSORY DWELLING UNITS

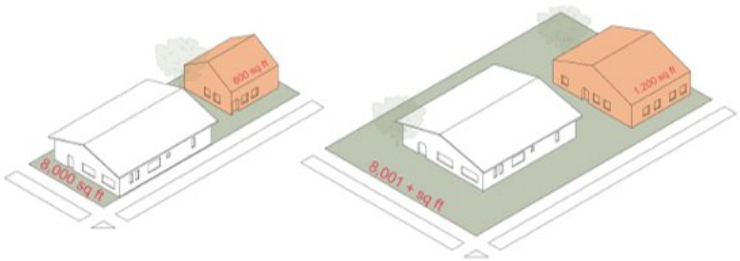
WHAT'S NOT CHANGING:

Height Restrictions
ADU can't exceed height of primary structure.





Structure Size: There is no minimum ADU size requirement. However, the maximum allowable size is 800 square feet for lots smaller than 8,000 square feet and 1,200 square feet for lots larger than 8,001 square feet.



IBC & IRC Fire Safety Requirements

- 2 hr fire rated walls on 0-lot line construction
- No Openings allowed on 2 hr fire rated walls
- Bedrooms must have an operable window with a 5 SF net opening

*No additional off-street parking required