

Development Code Amendment Accessory Dwelling Units

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Community Development Director



	Attached ADU	Detached ADU	Junior Dwelling Unit
ADU Permit Required	Yes	Yes	Yes
Processing time (existing)	60 days		
Processing time (new)	Concurrent review		
Size	Lesser of 50% of Floor Area of primary dwelling unit or 850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	1,200 square feet	500 square feet
Quantity (SFR)	1 Maximum	1 or 1 in combination with 1 Junior Dwelling Unit	1 or 1 in combination with 1 Attached Dwelling Unit
Quantity (MFR)	At least 1 per lot NTE 25% of units	2 max	N/A
Home Occupation	No	No	No
Location	Rear and side yard	Rear and side yard	N/A
All weather access	Required	Required	Required
Sprinklers	Required	Required	Required
Setback	4 feet	4 feet	N/A
Owner as applicant	2025	2025	2025
Parking	None	1 space/unit	None
Exterior Access	Required	Required	Required
Sanitation	Independent	Independent	Independent
Kitchen	Independent	Independent	Required
Impact fees	>750 square feet	>750 square feet	N/A

Recommendation

- Find that the proposed amendment is exempt from the California Environmental Quality Act;
- Introduce, read by title and waive further reading of the Ordinance approving Development Code Amendment 20-01 to amend the City's Municipal Code Section 120.04.010 as it pertains to Accessory Dwelling Units.

