

Accessory Dwelling Unit Study – Proposed Standards

	Attached ADU	Detached ADU
Number	No more than 1 ADU per property.	
Residency	Property owner must reside in one of the units.	
Subdivision	The ADU may not be subdivided from the principal dwelling.	
Max. size	Max. floor area = 950 square feet or 35 percent of the floor area of the principal dwelling.*	Max. footprint = 35 percent of the footprint of the principal dwelling.*
Max. height	Principal structure height requirements apply.	May not extend above the highest point of the principal dwelling.*
Setbacks	Principal structure setback requirements apply.	Must be located behind the rear building line of the home. Side and rear setbacks = height of structure, but not less than 15 feet.
Design	Must complement the design of the principal structure.	
Primary access	May not be on the same façade as the principal dwelling.*	May not be visible from the same street as access to the principal dwelling.
Utilities	Must be served by utilities – including sewer and water – shared with the principal dwelling.	
Misc.		<ul style="list-style-type: none"> • Two bedrooms max. • Must be constructed on permanent foundation.
*The council may approve larger, taller or other access locations if they do not alter the single-family character of the residence or negatively impact the surrounding area.		