

DETACHED ACCESSORY DWELLING UNIT

	U-SU-A1	U-TU-B, U-TU-B2	U-TU-C	U-SU-E1	U-SU-H1	U-RH-2.5 U-RH-3A
	U-SU-A2*	U-SU-B1 U-SU-B2*	U-SU-C1 U-SU-C2*			
HEIGHT						
A Stories (max)	1.5	1.5	1.5	1.5	1.5	1.5
A Feet (max)	24'	24'	24'	24'	24'	24'
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°

	U-SU-A1	U-TU-B, U-TU-B2	U-TU-C	U-SU-E1	U-SU-H1	U-RH-2.5 U-RH-3A
	U-SU-A2*	U-SU-B1 U-SU-B2*	U-SU-C1 U-SU-C2*			
SITING						
ZONE LOT						
Zone Lot Size (min)	3,000 sf	4,500 sf	5,500 sf	7,000 sf	10,000 sf	3,000 sf
Exemption from Maximum Building Coverage (Lesser of)	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf
An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 sf. To qualify, the ADU form shall comply with minimum 15' building separation, as measured according to Article 13, and at least 80% of the Street Level GFA of the ADU form shall be used for vehicle parking.						

Additional Standards See Sections 5.3.4.3

SETBACKS						
Location Located in the rear 35% of the zone lot depth						
C Side Interior and Side Street (min)	5'	5'	5'	5'	5'	Lots 30' wide or less: 3' All Others: 5'
If exceeding one story or 17' shall be located adjoining the southern most side setback line						
D Rear (min)	5'	5'	5'	5'	5'	5'

PARKING						
Parking Access	From Alley; or Street access allowed when no Alley present (see Sec. 5.3.7.6 for exceptions)					

DESIGN ELEMENTS	U-SU-A1, -B1, -C1, -E1, -H1, U-SU-A2*, -B2*, -C2* By Zone Lot Size			U-TU-B, -B2, -C, U-RH-2.5 U-RH-3A
	6,000 sf or Less	Greater than 6,000 sf and up to 7,000 sf	Greater than 7,000 sf	
BUILDING CONFIGURATION				
Building Footprint (max)	650 sf	864 sf	1,000 sf	1,000 sf
Habitable Space (max)	650 sf	864 sf	1,000 sf	na
E Overall Structure Length (max)	36'	36'	36'	36'
Rooftop and/or Second Story Decks	Not allowed - See Section 5.3.5.2			

USES						
All U-SU, TU, RH						
Accessory Uses Only Accessory to a Primary Single Unit Dwelling Use, including accessory dwelling unit where permitted.						
See Division 5.4 for permitted Accessory Uses						

See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.