

Accessory Dwelling Unit (ADU)

What is an ADU?

- An Accessory Dwelling Unit is a small housing unit on the same property as the principal residence.
- ADUs are not duplexes:
 - *The size of ADU is restricted to 600 sq. ft. maximum with one bedroom.
 - *The owner of the ADU is required to live in either the main residence or the ADU.
 - *The ADU may not be sold separately from the primary dwelling unit.
- ADUs are self-contained.
- Property owners are limited to one ADU on a piece of property and they must reside in one of the dwelling units.



Benefits for the Community

- Promotes infill development
- Utilizes existing infrastructure
- Provides additional income opportunities for homeowners
- Serves families throughout their life cycle
- Provides affordable rental housing for college students, single people, and couples
- Promotes economic development in the construction, real estate and banking industries



Benefits for the City

- Maximizes the use of existing infrastructure and services
- Preserves existing housing and historic structures
- Promotes safe and stable neighborhoods
- Increases tax revenue
- Keeps growing and aging families together

How and where are ADUs built?

- Apartments in single-family homes
- Additions to homes
- Conversion of garages
- Free-standing cottages
- Designed into new construction

Administrative Approval

- Strict site and design standards ensure compatibility
- Planning Staff, appointed and elected officials and the public all have a clear understanding of regulations and requirements for the construction of ADUs
- Very few ADUs are currently constructed under CUP process
- The City has adopted Attainable Housing as a top priority



Regulations to Ensure Compatibility

- One parking space per ADU
- Building setbacks
- Tree Preservation Plan
- Max. of 2 residents
- Architectural compatibility with primary residence
- Owner occupancy of one of the dwellings through a deed restriction
- Height restrictions
- 600 sq. ft. maximum size
- Annual registration required
- Water & Sewer requirements