

ACCESSORY DWELLING UNIT (ADU) REQUIREMENTS					
REQUIREMENT	ADU PLACEMENT				
	Detached	Addition to or Within an Existing Principal Building	Addition to or Within an Existing Accessory Building	Attached to or Within a New Construction Principal Building	Attached to or Within a New Construction Accessory Building
4.03.B.1 ADUs	Requirement Applies to ADUs	Requirement Applies to ADUs	Requirement Applies to ADUs	Requirement Applies to ADUs	Requirement Applies to ADUs
5.02.E Accessory Buildings	Requirement Does Not Apply to ADUs	Requirement Does Not Apply to ADUs	Requirement Does Not Apply to ADUs	Requirement Does Not Apply to ADUs	Requirement Does Not Apply to ADUs & Does Apply to Accessory Buildings
5.03 Lot Open Space	Requirement Does Not Apply to ADUs	Requirement Does Not Apply to ADUs	Requirement Does Not Apply to ADUs	Requirement Applies to ADUs	Requirement Does Not Apply to ADUs & Accessory Buildings are Subject to 5.02.E.
5.04.A-G Building Design	Requirement Does Not Apply to ADUs	Requirement Applies to ADUs	Requirement Does Not Apply to ADUs	Requirement Applies to ADUs	Requirement Does Not Apply to ADUs
Setbacks	Front & sides: Same as principal building. Rear: 10 feet.	Front & sides: Same as principal building. Rear: 10 feet. The principal building setbacks apply to the principal building.	Front & sides: Same as principal building. Rear: 10 feet, except if the ADU is attached to or within a detached garage accessed from an alley, then 5 feet.	Front & sides: Same as principal building. Rear: 10 feet. The principal building setbacks apply to the principal building.	Front & sides: Same as principal building. Rear: 10 feet, except if the ADU is attached to or within a detached garage accessed from an alley, then 5 feet.
Subordinate to the principal building	Yes	Yes	Yes	Yes	Yes
Affixed to a permanent engineered	Yes	Yes	Yes	Yes	Yes
Separate entrance that relates the ADU to its access point on the lot	Yes	Yes, and may share an exterior entrance provided that each unit has a secure entry door at a common hallway and the common hallway leads directly to the exterior of the building	Yes, and may share an exterior entrance provided that each unit has a secure entry door at a common hallway and the common hallway leads directly to the exterior of the building	Yes, and may share an exterior entrance provided that each unit has a secure entry door at a common hallway and the common hallway leads directly to the exterior of the building	Yes, and may share an exterior entrance provided that each unit has a secure entry door at a common hallway and the common hallway leads directly to the exterior of the building
Exterior stairway height maximum	1 story	1 story	1 story	1 story	1 story
Building height maximum	2 stories and 35 feet	Attached: 2 stories and 35 feet. Internal: Same as principal building.	2 stories and 35 feet	Attached: 2 stories and 35 feet. Internal: Same as principal building.	2 stories and 35 feet
Floor area maximum	No larger than that of the principal building or 1200 sq. ft.	Addition: No larger than that of the principal building or 1200 sq. ft. Internal: No larger than that of the principal building.	No larger than that of the principal building or 1200 sq. ft.	No larger than that of the principal building.	No larger than that of the principal building or 1200 sq. ft.
Water Tap and/or Water Dedication	See Municipal Code Section 13-4-91	See Municipal Code Section 13-4-91	See Municipal Code Section 13-4-91	See Municipal Code Section 13-4-91	See Municipal Code Section 13-4-91