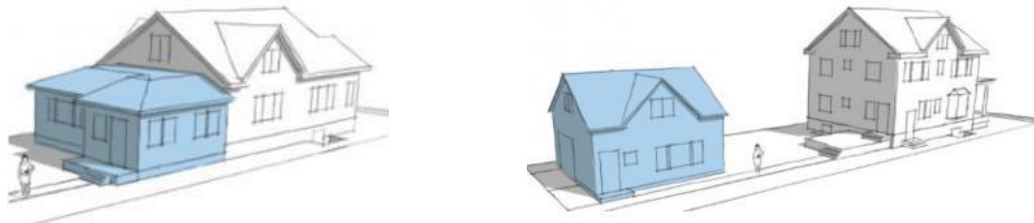


## Accessory Dwelling Unit (ADU)

An Accessory Dwelling Unit (ADU) is an independent dwelling unit located on the same lot as either an existing or proposed single or multi-family residential structure. The ADU may be either detached or attached to the primary residential structure either through new construction or created as a result of internal conversion of a primary dwelling unit or accessory structure. The requirements for each are described below.

### Single-Family Accessory Dwelling Unit



One (1) ADU (attached, detached, or internal conversion) is allowed on a site containing one (1) single-family home. Permanent provisions for living, sleeping, eating, cooking, food preparation area, and sanitation must be provided within the ADU. The ADU must contain water, sewer, gas and/or electric utility connections.

#### SINGLE-FAMILY ADU REQUIREMENTS

<b>Floor Area</b>	Detached	1,000 square feet maximum.
	Attached	Not to exceed 50% of primary dwelling gross floor area (excluding garage); except that a minimum 850 square foot one-bedroom or 1,000 square foot two or more-bedroom ADU is permitted regardless of primary dwelling gross floor area.
<b>Setbacks</b>	Front	Outside of front yard setback unless necessary to accommodate at least an 800 square foot unit.
	Side	4'
	Rear	4'
<b>Height Limit</b>	16' for a detached unit	
	18' for a detached unit within one-half of one-mile walking distance of a major transit stop or a high-quality transit corridor.	
	24' if above a detached garage.	
	25' if attached to the primary dwelling.	
<b>Parking</b>	One (1) space shall be required which may be located within the front setback, in tandem and in an existing driveway. No parking is required if the ADU meets the provisions of Sec.30.54.30.g. No replacement parking is required for the primary residence for conversion of an existing garage.	
<b>Entrances</b>	Shall have a separate entrance from the primary dwelling.	

## Single-Family Junior Accessory Dwelling Unit

One (1) Junior Accessory Dwelling Unit (JADU) may be constructed within an existing or proposed single-family home on lots zoned for and developed with not more than one existing or proposed single-family residence and not more than one existing or proposed ADU. Permanent provisions for living, sleeping, and eating must be provided within the JADU. The cooking area must have appliances, which may be countertop appliances, a food preparation counter, and storage cabinets. Access to a sanitation facility must be provided either within the JADU or may share with the single-family dwelling. The ADU must contain water, sewer, gas and/or electric utility connections but are not required to be separate from primary connections.

JADU REQUIREMENTS	
<b>Floor Area</b>	500 square feet maximum.
<b>Parking</b>	None.
<b>Entrances</b>	Shall have a separate entrance from the primary dwelling. Internal connection is also permitted.

## Multi-Family Accessory Dwelling Unit

Within duplex and multi-family zoned and developed properties, portions of an existing duplex or multi-family structure, that are not being used as livable space, may be converted for use as accessory dwelling units. The total number of units must not exceed twenty-five percent (25%) of the existing multi-family dwelling units or one (1) unit, whichever is greater. Examples of existing non-livable spaces include, but are not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.

An owner may also construct up to a maximum of two (2) detached ADUs on a lot zoned for and developed with an existing or proposed duplex or multi-family dwelling.

MULTI-FAMILY ADU REQUIREMENTS		
<b>Floor Area</b>	Detached	1,000 square feet maximum.
	Attached	Not to exceed 50% of primary dwelling gross floor area (excluding garage); except that a minimum 850 square foot one-bedroom or 1,000 square foot two or more-bedroom ADU is permitted regardless of primary dwelling gross floor area.
<b>Setbacks</b>	Front	Outside of front yard setback unless necessary to accommodate at least an 800 square foot unit.
	Side	4'
	Rear	4'
<b>Height Limit</b>	16' for a detached unit on a lot with a one-story duplex or multi-family dwelling structure.	
	18' for a detached unit within one-half of one-mile walking distance of a major transit stop or a high-quality transit corridor.	
	18' for a detached unit on a lot with an existing or proposed multi-family, multi-story dwelling.	
<b>Parking</b>	None. Replacement parking is not required for conversion of covered parking spaces.	

## Miscellaneous Common Standards

- No additional zoning setback is required for conversion of an existing permitted accessory structure, living area, or garage space, or new ADU that is constructed in the same location and to the same dimensions as the existing structure.
- Fire sprinklers are only required for ADUs and JADUs if they are required for the primary structure.
- Sale of ADUs and JADUs separate from the primary structure is prohibited.
- Short term rentals (rental shorter than 30 days) are prohibited.
- A recorded deed restriction is required with the building permit submittal for an ADU and/or JADU.
- A Nitrogen Deposition Only (NDO) application and fee for the Santa Clara Valley Habitat Agency is required with the building permit submittal for an ADU and/or JADU.
- Development impact fees shall only be charged for an ADU that is 750 square feet or more in size. The fee shall be in proportion to the square footage of the primary unit.
- ADU design must be compatible with the primary dwelling, i.e., similar architectural details, materials, and colors.

## Parking Exceptions

A parking stall will not be required for an accessory dwelling unit that meets any of the following criteria:

- The ADU is created as a result of the conversion of existing area of the single-family residence, accessory structure, garage, or carport.
- The ADU is within one-half (1/2) mile walking distance of a public transit station, such as a bus stop or train station.
- The property is within an architecturally and historically significant historic district.
- On-street parking permits are required in the area but not offered to the occupant of the residential accessory dwelling unit.
- A car share vehicle is located within one (1) block of the ADU.