

What does the 2004 UDC say?

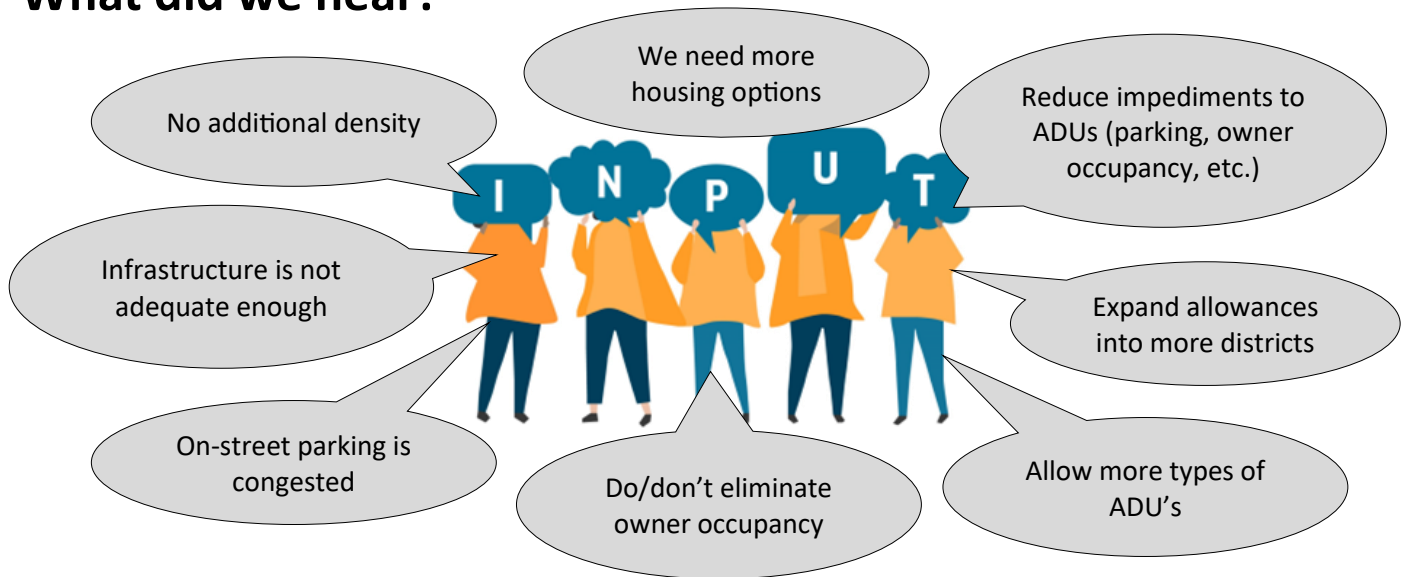
Title 16: Unified Development Code

Accessory Dwelling Units (ADUs) are a smaller, secondary residential dwelling unit on the same lot as a principal dwelling. ADUs are independently habitable and provide the basic requirements of living, sleeping, cooking, and sanitation. ADUs are allowed in five districts: R-1-C, R-2-A, R-2-B, MU-R-3-A, and MU-R-3-B. ADUs also have use specific standards that include:

- Two types allowed—garden cottage and carriage house
- One (1) ADU allowed per lot, in permitted districts
- Owner occupancy of primary structure or ADU required
- ADU size limited to 650 square feet or limited to the size of the principal dwelling unit, whichever is less
- ADU limited to 26 feet in height, also subject to other *building envelope requirements
- ADU placement is restricted to the rear 35% of the lot
- One off-street parking space shall be provided for each ADU

***Building Envelope:** The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations, yard setbacks, and sky exposure (bulk) plane regulations. (Title 16: Unified Development Code, 2004)

What did we hear?



What did we discuss?

- Should ADUs be allowed in more districts?
- Should additional ADU's be allowed for lots greater than a certain size?
- Should impediments be removed to incentivize ADU's?
 - Remove or reduce parking?
 - Keep or remove owner occupancy?
- Should ADU's size limits be expanded?
- Should different types of ADU's be allowed?
- How do you regulate the size of internal ADU's?
- How do you protect the neighborhood character and ensure that an ADU remains an accessory to a principal unit?



Accessory Dwelling Units (ADUs) 1

What's changing and why?



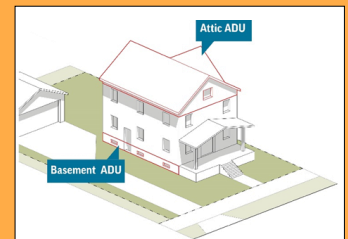
What does CodeNext bring to the table?

Revised Title 16: Unified Development Code, 2023

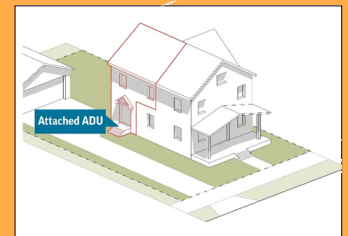
Accessory Dwelling Units (ADUs) allowed in eight residential districts: R-1-A, R-1-B, R-1-C, R-2-A, R-2-B, MU-R-3-A, MU-R-3-B, and MU-R-3-C. ADUs also have use specific standards that include:

- ADU types not limited. Can be a detached accessory building, attached to the principal structure, or located within the principal structure (i.e. an attic or basement apartment)
- One (1) ADU allowed per lot in R-1-A, R-1-B, R-1-C, and R-2-A districts
- Detached houses in R-2-B, MU-R-3-A, MU-R-3-B, and MU-R-3-C zone districts are eligible for up to three (3) ADUs depending on lot area and ADU type
- No owner occupancy of primary structure or ADU required
- ADU size limited to 800 square feet if in a detached building or if attached to the principal building or equal to the building footprint if internal to the principal building, this includes basement and attic apartments
- ADUs are limited to 16 feet in height, or 25 feet in height if the ADU is placed above a garage, also subject to other *building envelope requirements
- ADUs shall be located to the side or rear of the principal structure, or otherwise integrated into the principal dwelling structure
- No additional parking required. Parking, where provided, is subject to lot coverage and frontage design standards

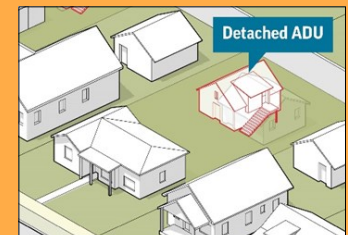
ADU Examples



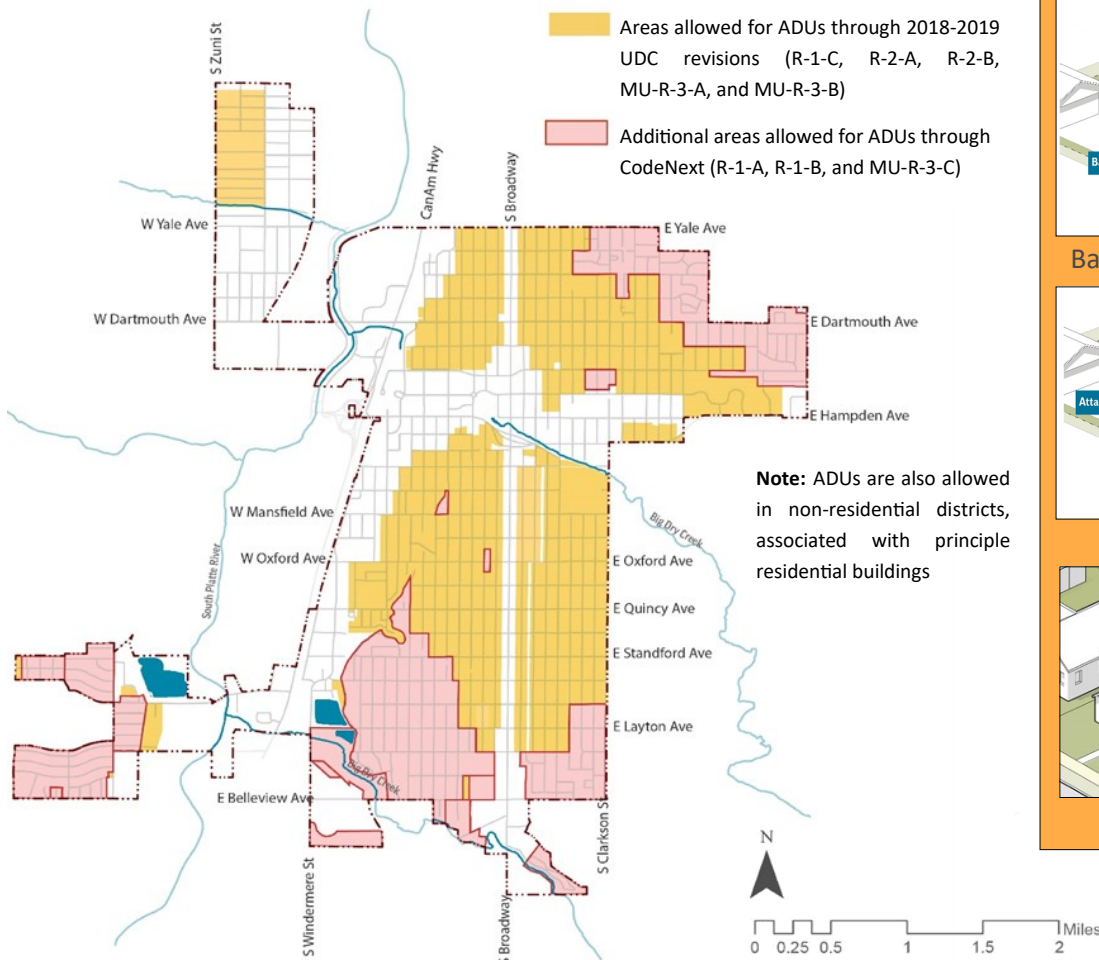
Basement and Attic ADU's



Attached ADU



Detached ADU



Want to find out what zoning district you live in? Click on our [Online Zoning Map](#), or use your phone and scan here.

