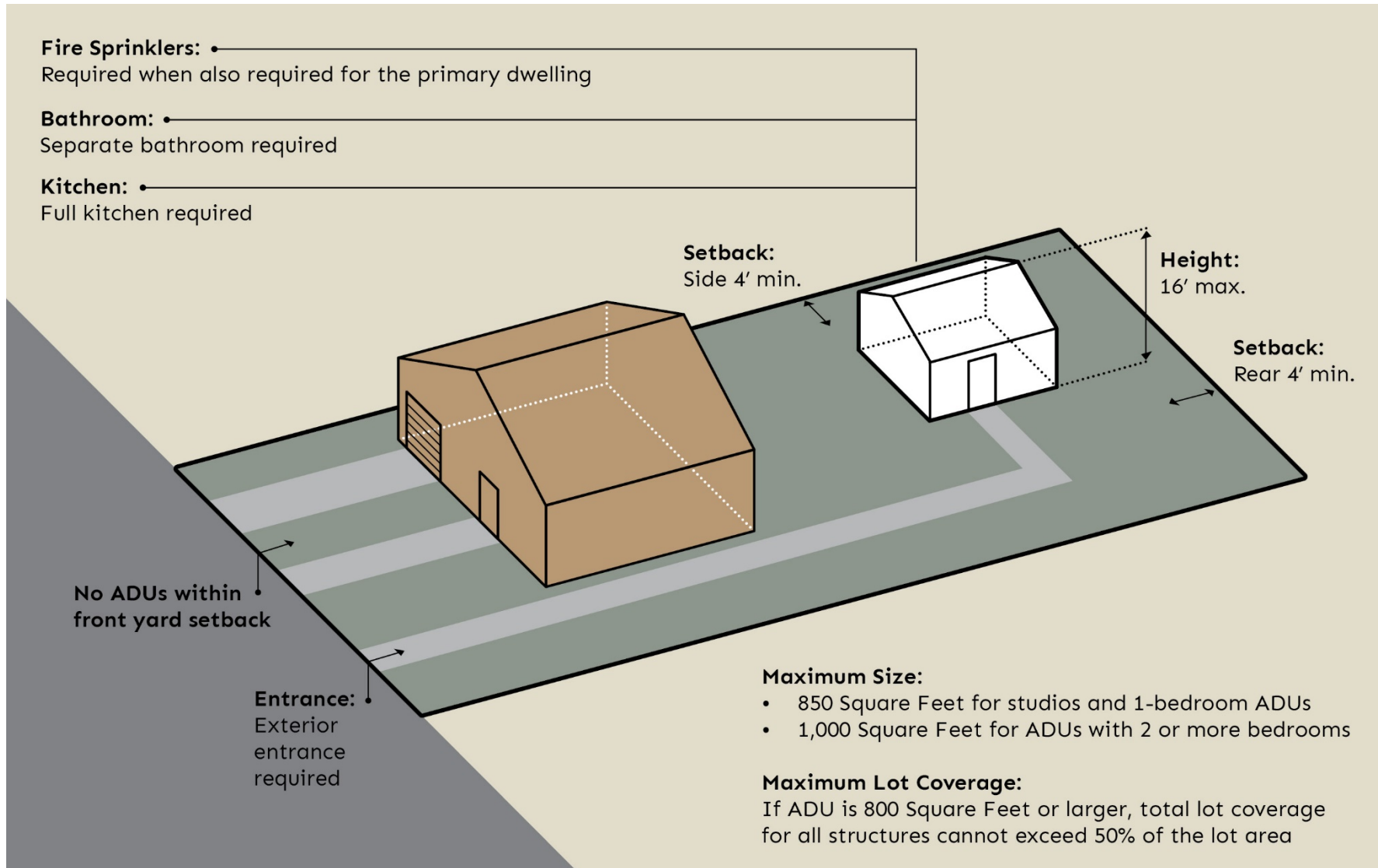


# Single-Family Detached ADU, New Construction





## Single-Family Detached ADU, New Construction

<b>How dwelling is created</b>	New construction at least 5' from main dwelling unit.
<b>Total ADUs allowed</b>	One detached ADU and one JADU are permitted per single-family lot.
<b>Utility fees and connections</b>	May require a new or separate utility connection, such as an upsized water lateral, if site conditions necessitate to provide minimum levels of utility service. <a href="#">See water lateral schematic here.</a>
<b>Deed restrictions</b>	Property owner must record a deed restriction that prohibits the ADU from being sold separately from the primary dwelling unit and prohibits short-term rentals. <a href="#">See a sample deed restriction here.</a>
<b>Owner occupancy</b>	Not required for ADUs.
<b>Rental restrictions</b>	Long-term renting of the ADU and the primary dwelling unit are allowed. Short-term renting is not allowed.
<b>Architectural design</b>	Exterior design must be architecturally compatible with the primary dwelling unit (or structure). Comply with the City's adopted design guidelines for residential development.
<b>Privacy requirements</b>	An ADU above the first floor of an <a href="#">accessory structure</a> shall be designed to minimize privacy impacts on neighboring properties. Maximum height 16 feet.