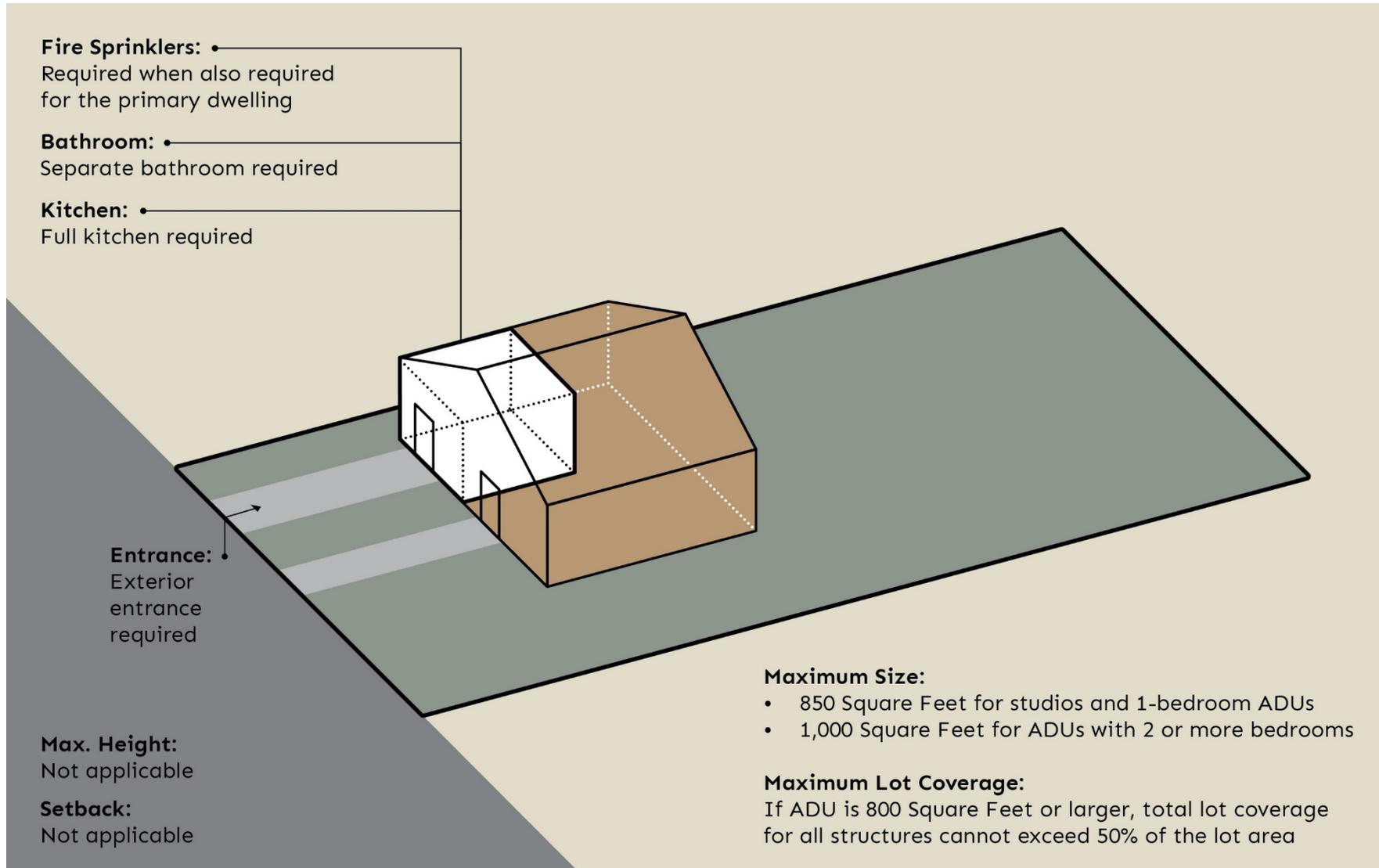




Single-Family Attached ADU, Conversion of Part of Existing Home or Attached Garage





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How dwelling is created	Interior conversion of existing area within a single-family dwelling or attached garage.
Total ADUs allowed	When an ADU is created through conversion of part of an existing home or attached garage, one is allowed per single-family lot and an additional detached ADU is not allowed; however, a JADU is also allowed, as long as the home is not expanded more than 150 square feet.
Utility fees and connections	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. See water lateral schematic here.
Deed restrictions	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. See a sample deed restriction here.
Owner occupancy	Not required for ADUs.
Rental restrictions	Long-term renting of the ADU and the primary dwelling unit are allowed. Short-term renting is not allowed.
Architectural design	Exterior design must be architecturally compatible with the primary dwelling unit (or structure). Comply with the City's adopted design guidelines for residential development.
Privacy requirements	An ADU above the first floor of an accessory structure shall be designed to minimize privacy impacts on neighboring properties. Maximum height 16 feet.