

## COMPARISON TABLES

Current Regulation	Proposed Regulation
<b>Accessory Dwelling Units – Existing Building or Structure</b>	
<p><b>Number of ADUs:</b> Properties with an R-1/R-1P zone classification are permitted to have 1 ADU.</p> <p>Properties with a R-3 – R-5 zoning classification which contain no more than one existing single-family residence are permitted to have 1 ADU.</p>	<p>Properties with an R-1/R-1P zone classification are permitted to have 1 ADU.</p> <p>Properties with an R-2, R-2P, R-G, R-3R, R-3P, R-3, R-4, R-5, C-3 and SPD zone classification containing fewer than 8 units shall be limited to no more than 1 ADU or containing 8 or more units shall be limited to no more than the number of ADUs which equates to 25 percent of the total existing units, within the portions of an existing multi-family dwelling structure that are not used as livable space, provided that each unit complies with state building standards for dwellings.</p> <p>Properties with an O-P zone classification currently developed with a building originally constructed as a single-family residence (regardless of current use) are permitted to have 1 ADU.</p>
<b>Number of bedrooms:</b> Up to 2 bedrooms.	Same/or equivalent regulation.
<b>Size:</b> Limited to the existing square footage of the building or structure converted.	Limited to the existing square footage of the building or structure converted and may include an expansion of not more than 150 sq. ft. for the purpose of ingress and egress.
<b>Access:</b> Independent access from the outdoors, separate from exterior access to the existing residence; however interior access between the primary dwelling unit and accessory dwelling unit may also be provided.	Same/or equivalent regulation.
<p><b>Setbacks:</b> No additional set back is required when existing building or structure is converted.</p> <p>When constructed above existing garage, minimum setback of 5 feet is required.</p>	<p>Same/or equivalent regulation.</p> <p>When constructed above an existing building or structure, no additional set back is required.</p>
<b>Height:</b> Not applicable for conversion.	Same/or equivalent regulation.
Maximum allowed in the zone when constructed above an existing building or structure.	Same/or equivalent regulation.
<b>Open space:</b> Not applicable.	Same/or equivalent regulation.
<b>Lot coverage:</b> Not applicable.	Same/or equivalent regulation.

Current Regulation	Proposed Regulation
<b>Accessory Dwelling Units – Existing Building or Structure (Continued)</b>	
<p><b>Parking:</b> When an existing garage is converted, replacement parking for the primary dwelling unit must be provided on the property.</p> <p>No additional parking required for ADU.</p>	<p>When an existing garage, carport or other covered parking structure is converted, no replacement parking is required for the primary dwelling unit.</p> <p>Same/or equivalent regulation.</p>
<p><b>Architectural compatibility:</b> Not applicable.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Development impact fees:</b> Not considered a new residential unit for purposes of calculating park dwelling or traffic impact fees.</p> <p><b>Utility connection:</b> Not considered a new residential unit for purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service. No new or separate utility connection between the ADU and the utility shall be required.</p>	<p>Same/or equivalent regulation.</p> <p>Same/or equivalent regulation.</p>
<p><b>Fire sprinklers:</b> Same/or equivalent regulation although not in FMC 15.17.100.</p>	<p>Not required for an ADU unless they are required for the primary dwelling unit.</p>
<p><b>Subdivision:</b> No subdivision of any kind, including condominiums or cooperatives, shall be permitted between the two units.</p>	<p>Same/or equivalent regulation, except as permitted for nonprofit corporation development (i.e. Habitat for Humanity).</p>
<p><b>Occupancy:</b> Owner shall occupy either the primary dwelling or the ADU.</p>	<p>Owner occupancy cannot be required, however, the ADU shall not be rented out for less than 31 consecutive calendar days.</p>
<p><b>Legalizing:</b> An existing non-conforming or unpermitted dwelling unit may be legalized as an ADU in accordance with FMC 15.17.</p>	<p>An existing non-conforming or unpermitted dwelling unit may be legalized as an ADU in accordance with Table 15.17.020.A if it meets or can be improved to meet all requirements of Section 15.17.100.C.1, subject to allowances pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code relating to enforcing building code standards. Nothing in this subsection shall be construed as a requirement for the correction of nonconforming zoning conditions as a condition of approval for an ADU.</p>

Current Regulation	Proposed Regulation
<b>Accessory Dwelling Units – New Construction</b>	
<p><b>Number of ADUs:</b> Properties with an R-1/R-1P zone classification are permitted to have 1 ADU.</p> <p>Properties with a R-3 – R-5 zoning classification which contain no more than one existing single-family residence are permitted to have 1 ADU.</p>	<p>Properties with an R-1/R-1P zone classification are permitted to have (1) ADU.</p> <p>A detached ADU, only, can be combined with a JADU.</p> <p>No more than two (2) detached ADUs may be permitted on a property with an existing multi-family dwelling.</p> <p>Properties with an O-P zone classification currently developed with a building originally constructed as a single-family residence (regardless of current use) are permitted to have 1 ADU.</p>
<p><b>Number of bedrooms:</b> Up to 2 bedrooms.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Size:</b> Detached ADUs shall not exceed 1200 sq. ft. in size and shall be no less than required for an efficiency unit.</p> <p>Attached ADUs shall not exceed the maximum of 50% of the living area of the existing dwelling, or 1,200 square feet and shall be no less than required for an efficiency unit.</p>	<p>Detached ADUs shall not exceed 1,200 sq. ft. and shall be no less than 150 sq. ft.</p> <p>Attached ADUs shall not exceed the greater of 50% of the floor area of the primary dwelling unit or 1,000 sq. ft., not to exceed 1,200 sq. ft. and shall be no less than 150 sq. ft.</p> <p>When the applications of development standards related to open space and lot coverage prohibit an ADU of at least 800 sq. ft., these standards are waived to allow an ADU of up to 800 sq. ft.</p>
<p><b>Access:</b> Independent access from the outdoors, separate from exterior access to the existing residence; however interior access between the primary dwelling unit and accessory dwelling unit may also be provided.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Setbacks:</b> Attached or detached ADUs shall comply with the setbacks applicable to the zone in which it is located.</p>	<p>Attached or detached ADUs shall maintain a minimum (4) foot side and rear yard setback and comply with the front yard setback of the zone.</p>
<p><b>Height:</b> Attached or detached ADUs shall comply with the height standards applicable to the zone in which it is located.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Open space:</b> Attached or detached ADUs shall comply with the open space standards applicable to the zone in which it is located.</p>	<p>Same/or equivalent regulation with the clarification that the bedrooms of the ADU are not counted in determining required open space.</p>
<p><b>Lot coverage:</b> Attached or detached ADUs shall comply with the lot coverage standards applicable to the zone in which it is located.</p>	<p>Same/or equivalent regulation with the clarification that for purposes of determining the amount of required lot coverage, the area of the ADU is excluded.</p>

Current Regulation	Proposed Regulation
<b>Accessory Dwelling Units – New Construction (Continued)</b>	
<p><b>Parking:</b> For attached or detached ADUs, one parking space shall be required for a one bedroom ADU and 2 parking spaces shall be required for a two bedroom unit unless property meets provisions to waive parking requirement.</p>	<p>One parking space is required for an ADU with one or more bedrooms unless property meets provisions to waive parking requirement.</p>
<p><b>Architectural compatibility:</b> The architectural design of an attached or detached accessory dwelling unit shall be visually compatible with the main dwelling unit on the property and with the neighborhood character, as determined by the Community Development Director or his or her designee, and may be subject to review as a Minor Site Plan in accordance with Chapter 15.47.</p>	<p>The architectural design of an attached or detached accessory dwelling unit shall be visually compatible with the main dwelling unit on the property and with the neighborhood character.</p>
<p><b>Development impact fees:</b> May be considered a new residential unit for purposes of calculating park dwelling or traffic impact fees; waived through City Council action.</p> <p><b>Utility connection:</b> A new or separate utility connection between the ADU and the utility may be required along with proportional local agency connection fees or capacity charges for utilities, including water and sewer service.</p>	<p>Same/or equivalent regulation, codifying City Council fee waiver.</p> <p>Same/or equivalent regulation with clarification that an ADU will be considered a unit when a separate connection is requested or required.</p>
<p><b>Fire sprinklers:</b> Same/or equivalent regulation although not in FMC 15.17.100.</p>	<p>Not required for an ADU unless they are required for the primary dwelling unit.</p>
<p><b>Subdivision:</b> No subdivision of any kind, including condominiums or cooperatives, shall be permitted between the two units.</p>	<p>Same/or equivalent regulation, except as permitted for nonprofit corporation development (i.e. Habitat for Humanity).</p>
<p><b>Occupancy:</b> Owner shall occupy either the primary dwelling or the ADU.</p>	<p>Owner occupancy cannot be required, however, the ADU shall not be rented out for less than 31 consecutive calendar days.</p>
<p><b>Legalizing:</b> An existing non-conforming or unpermitted dwelling unit may be legalized as an ADU in accordance with FMC 15.17.</p>	<p>An existing non-conforming or unpermitted dwelling unit may be legalized as an ADU in accordance with Table 15.17.020.A if it meets or can be improved to meet all requirements of Section 15.17.100.C.1, subject to allowances pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code relating to enforcing building code standards. Nothing in this subsection shall be construed as a requirement for the correction of nonconforming zoning conditions as a condition of approval for an ADU.</p>

Current Regulation	Proposed Regulation
<b>Junior Accessory Dwelling Units</b>	
<p><b>Number of JADUs:</b> Properties with an R-1/R-1P zone classification (and multi-family properties developed with ONLY a single-family residence) shall be limited to no more than (1) JADU.</p>	<p>Properties with an R-1/R-1P zone classification (and multi-family properties developed with ONLY a single-family residence) shall be limited to no more than (1) JADU. A JADU can be combined with a detached ADU on the same property.</p> <p>Properties with an R-2, R-2P, R-G, R-3R, R-3P, R-3, R-4, R-5, C-3 and SPD zone classification currently developed with an existing single-family residence are permitted to have 1 ADU.</p> <p>Properties with an O-P zone classification currently developed with a building originally constructed as a single-family residence (regardless of current use) are permitted to have 1 ADU.</p>
<p><b>Number of bedrooms:</b> 1 bedroom.</p>	<p>Up to 1 bedroom.</p>
<p><b>Size:</b> Maximum 500 sq. ft. in size.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Access:</b> Independent entrance to the exterior, separate from the main entrance to the primary residence, and shall also have an interior entry to the main living area of the primary residence.</p>	<p>Independent access from the outdoors, separate from exterior access to the existing residence; however interior access between the primary dwelling unit and accessory dwelling unit may also be provided and is required if JADU shares sanitation facilities.</p>
<p><b>Setbacks:</b> Not applicable.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Height:</b> Not applicable.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Open space:</b> Not applicable.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Lot coverage:</b> Not applicable.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Parking:</b> Not required for JADU.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Architectural compatibility:</b> Not applicable.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Development impact fees:</b> Not considered a new residential unit for purposes of calculating park dwelling or traffic impact fees.</p>	<p>Same/or equivalent regulation.</p>
<p><b>Utility connection:</b> Not considered a new residential unit for purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service. No new or separate utility connection between the ADU and the utility shall be required.</p>	<p>Same/or equivalent regulation.</p>

Current Regulation	Proposed Regulation
<b>Junior Accessory Dwelling Units (Continued)</b>	
<p><b>Subdivision:</b> No subdivision of any kind, including condominiums or cooperatives, shall be permitted between the two units as recorded in a deed restriction which includes description of size and attributes of JADU.</p>	<p>Same/or equivalent regulation, except as permitted for nonprofit corporation development (i.e. Habitat for Humanity).</p>
<p><b>Occupancy:</b> The property owner shall reside on the property, in either the remaining portion of the existing residence or the newly created junior accessory dwelling unit.</p>	<p>The owner of the property shall reside in either the primary dwelling unit or the JADU. If the JADU is rented, it shall not be rented out for less than 31 consecutive calendar days.</p>
<p><b>Legalizing:</b> An existing non-conforming or unpermitted dwelling unit may be legalized as an ADU in accordance with FMC 15.17.</p>	<p>An existing non-conforming or unpermitted dwelling unit may be legalized as an ADU in accordance with Table 15.17.020.A if it meets or can be improved to meet all requirements of Section 15.17.100.C.1, subject to allowances pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code relating to enforcing building code standards. Nothing in this subsection shall be construed as a requirement for the correction of nonconforming zoning conditions as a condition of approval for an ADU.</p>