

5.04 Building Design

H. Accessory Dwelling Unit (ADU) Design Standards.

1. General Requirements.
 - a. ADUs shall comply with the accessory dwelling uses Section 4.03.B.1 of this code and, except where specifically required herein, are not subject to Sections 5.03 Lot Open Space Design or Sections 5.04.A through G Building Design.
 - b. ADUs are not Accessory Buildings nor subject to the requirements specific to Accessory Buildings - Residential in Section 5.02.
 - c. Required building setbacks for ADUs shall be the same as those applicable to the principal building except ~~as otherwise allowed herein the minimum rear setback shall be 10 feet, or when attached to or within a detached garage accessed from an alley, the minimum rear setback shall be 5 feet. In no case shall construction of an ADU decrease the minimum setbacks applicable to the principal building.~~
 - d. An ADU shall be clearly subordinate to the principal building in terms of scale, location, and orientation.
 - e. An ADU shall have its own exterior entrance, except an attached or internal ADU may share an exterior entrance with the principal building or an accessory building provided that each unit has a secure entry door at a common hallway and the common hallway leads directly to the exterior of the building.
 - f. The exterior entrance leading into an ADU or into a common hallway serving an ADU shall have an entry that relates the ADU to its access point on the lot.
 - g. Exterior stairways leading to an ADU entrance shall not exceed 1 story in height.
 - h. ADUs shall not exceed 2 stories or 35 feet in height.
 - i. ADUs shall be affixed to a permanent engineer-designed foundation.
2. A ~~D~~detached ADU shall:
 - a. Be limited to an above-grade living floor area not exceeding the above-~~g~~ grade living floor area of the principal building and shall not exceed 1200 square feet; and
 - b. If served by an alley, be accessed from the alley (the Director may allow access to the ADU from the side street on corner lots); ~~and~~

