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## 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~~etached ADU shall:

- a. Be limited to an above-grade living floor area not exceeding the above-~~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.~~

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- ~~c. Have a minimum setback to the rear lot line of 10 feet, except if the ADU is attached to or within a detached garage accessed from an alley, then the minimum setback to the rear lot line shall be 5 feet.~~
3. An ADU ~~Addition to or Alteration Within an Existing~~attached to the Pprincipal ~~B~~building shall:
- a. ~~When an addition to the principal building, b~~Be limited to an above-grade living floor area not exceeding the above-grade living floor area of the principal building and shall not exceed 1200 square feet;
  - ~~b. When internal to the principal building such as within a basement, be limited to the spatial constraints of the principal building;~~
  - ~~eb.~~ Comply with Section 5.04 of this code; and
  - ~~dc.~~ Without applying a higher standard than that in place for the principal building, be designed to maintain the architectural design, appearance, and character of the principal building, including similar massing, scale, and story height; and
  - ~~e. Not decrease the overall window and door opening area of the building.~~
4. An ADU located within the principal building, such as within a basement, shall be limited to the spatial constraints of the principal building and shall not exceed the living floor area of the remainder of the principal building.
5. An ADU ~~A~~addition to or ~~A~~alteration ~~W~~within an ~~E~~existing ~~A~~accessory ~~B~~building shall comply with the requirements for a detached ADU, and the overall building shall not exceed 2 stories or 35 feet in height.
- ~~5. An ADU Built Attached to or Within a New Construction Principal Building shall comply with the requirements applicable to the building as a whole, including providing the lot open space required for the building type as specified in Section 5.03 and the building design standards as specified in Section 5.04 of this code, and shall be limited to an above-grade living floor area not exceeding the above-grade living floor area of the principal building.~~
- ~~6. An ADU Built Attached to or Within a New Construction Accessory Building shall comply with the requirements for a detached ADU, and the accessory building shall comply with the requirements applicable to accessory buildings, including Section 5.02.E. In instances of conflict, the less restrictive requirement shall apply, though in no case shall the overall building exceed 2 stories or 35 feet in height.~~