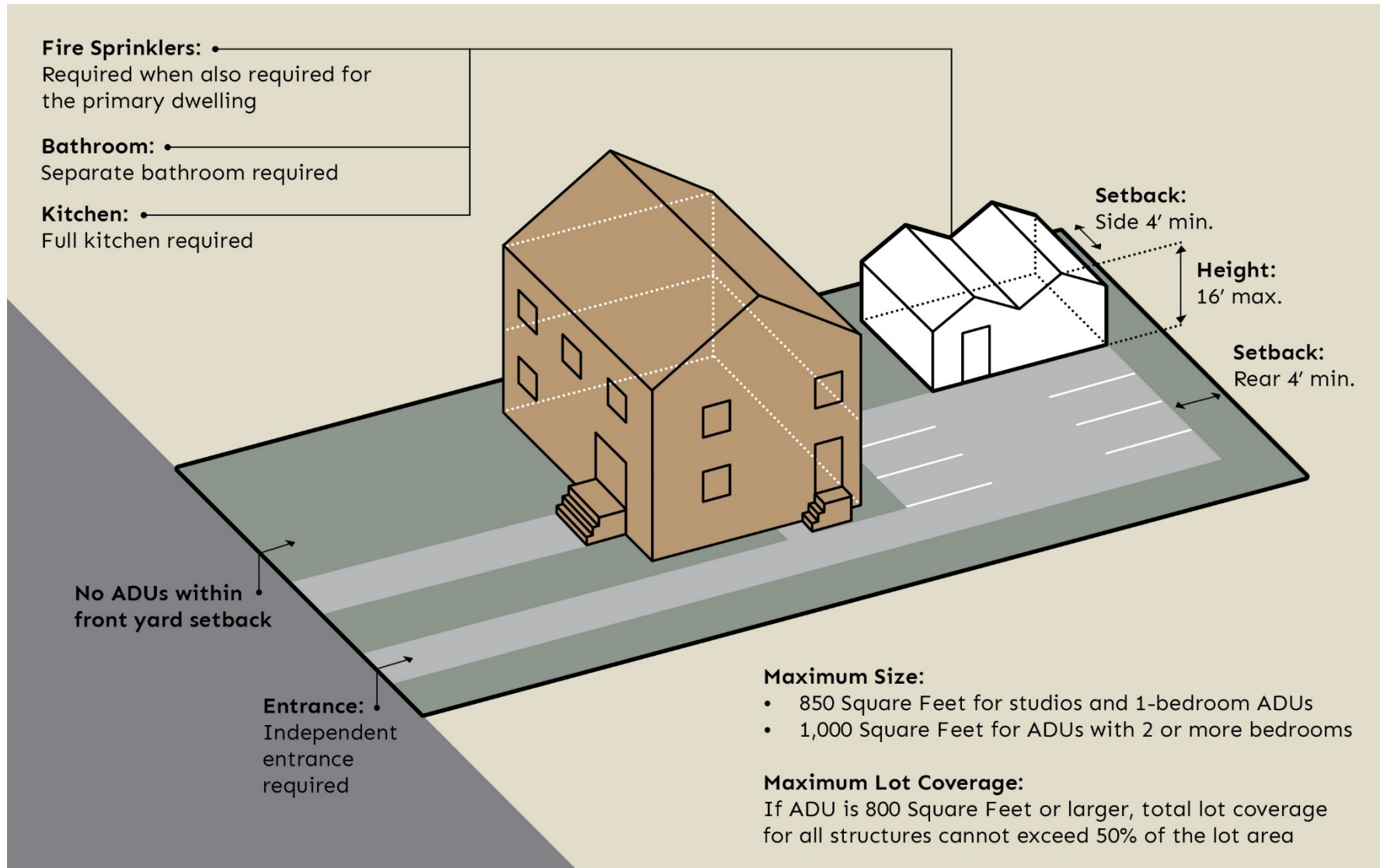


Multifamily Detached ADU, New Construction





Multifamily Detached ADU, New Construction

How dwelling is created	New construction.
Total ADUs allowed	Two.
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 multifamily structure 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 multifamily dwelling units are allowed. Short-term renting is not allowed.
Architectural design	Exterior design must be architecturally compatible with the residential structure (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.