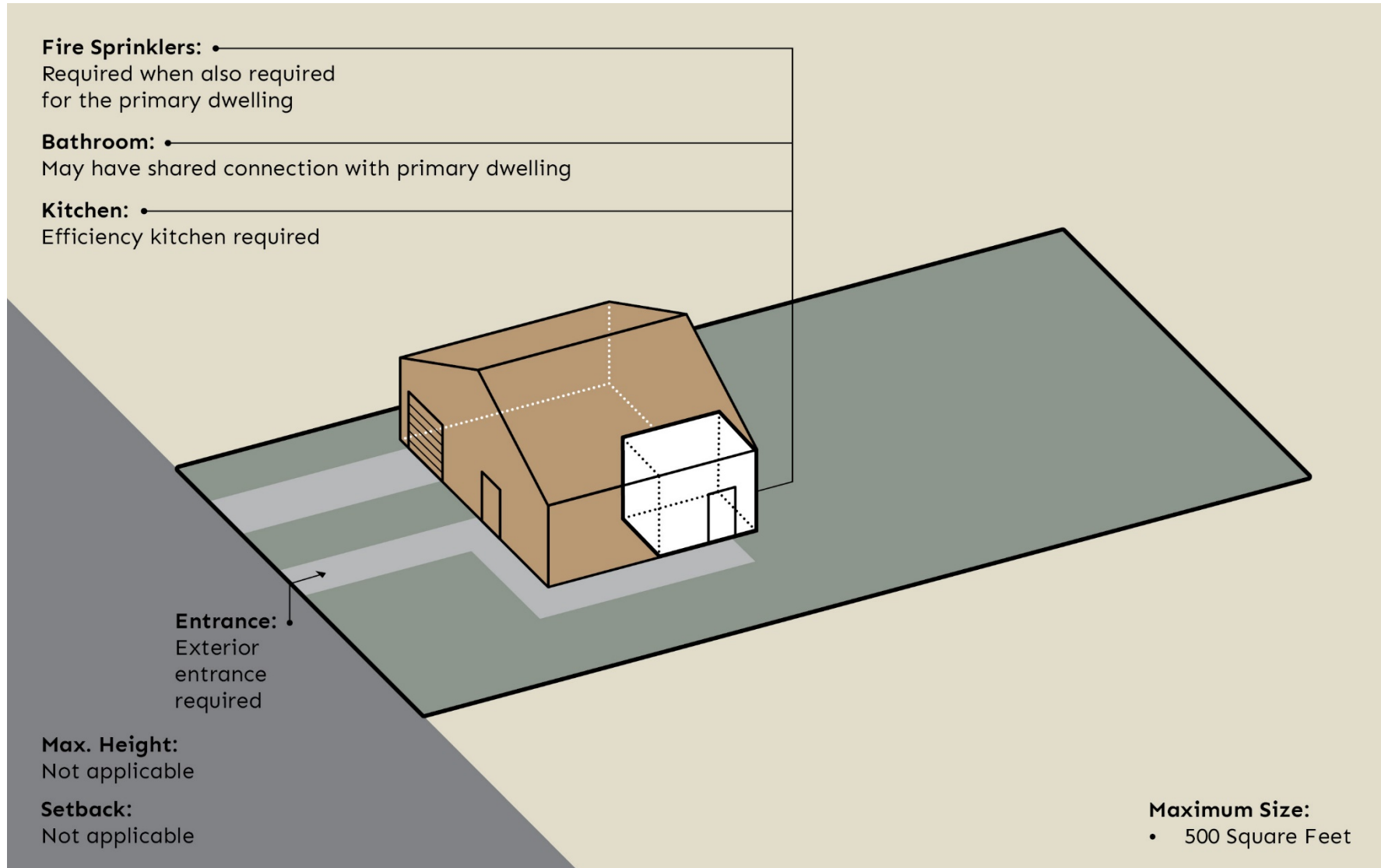




Junior ADU (JADU), Conversion of Part of Existing Home or Attached Garage





Junior ADU (JADU), Conversion of Part of Existing Home or Attached Garage

How dwelling is created	Interior conversion of existing area within the home or attached garage.
Total ADUs allowed	One JADU and either a detached ADU or an ADU created through conversion of part of an existing home or attached garage (as long as the home is not expanded more than 150 square feet) are permitted per single-family lot.
Utility fees and connections	No connection fee or capacity charge and no direct line required between JADU and utility unless in conjunction with a new single-family dwelling, in which case 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 requires the owner to occupy the primary dwelling or the JADU; prohibits the JADU from being sold separately from the primary dwelling unit and prohibits short-term rentals. See a sample deed restriction here.
Owner occupancy	Required in either the primary dwelling or JADU.
Rental restrictions	Long-term renting of either the JADU or the primary dwelling unit 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.