

MAJOR PROVISIONS OF ADU/JADU RULES APPROVED ON APRIL 17

**** Note: Highlighted areas indicate substantial policy changes that exceed both State requirements and publicly vetted staff recommendations and/or diverge from the March 7 ordinance.****

Detached ADU = self contained unit in separate structure from main residence

Attached ADU = self contained unit, including kitchenette and bath facilities, attached to main unit

Junior ADU (JADU) = separate unit within existing house, may share bath facilities and must have interior door connecting to main unit, owner occupancy of main unit required

Current PA Zoning (R-1 Standards)	State Law Restrictions	March 7 Staff Recommendations	March 7 Ordinance	Policy Standards after April 17 Amendments
Eligible lots: Lot must be 35% greater than minimum allowed lot size (typically 8,100 sf - 9,720 sf for R1)	Defer to locality for ADUs; JADUs, and units constructed within existing buildings, must be allowed on any size lot	Legally conforming lot sizes (i.e., not substandard for the zone)	No minimum lot size, citywide	Minimum Lot Size of 5,000 sq ft (citywide) to be eligible for ADU; no minimum for JADU
Parking: 2 on-site parking spaces (1 covered); cannot be in front setback	Not to exceed 1 on-site space per unit or per bedroom; none required for JADU; none required for ADU part of existing structure	On-site parking required as follows: - For detached ADUs: Generally, 1 per unit or 1 per bedroom, whichever is greater. However, no on-site parking is required if the ADU is located within 3/4 mile of Caltrain station, within 1/2 mile of fixed route bus stops with service intervals of 15 minutes or better during peak commute hours, or within 1 block of carshare. - No on-site parking required for JADU or retrofit of existing structure.	No on-site parking required for either ADU or JADU, citywide	No on-site parking required for either ADU or JADU, citywide
Owner need not occupy either dwelling		Owner must occupy either the main or second dwelling as a principal residence, both for ADUs and JADUs	No owner occupancy required if both main dwelling and ADU are rented to the same tenant without subletting	No owner occupancy required if both main dwelling and ADU are rented to the same tenant without subletting; <i>appears</i> that JADU requires owner occupancy of one unit
Closest proximity to rear property line: 20 ft	Reduced setbacks for garage conversions, otherwise defer to locality	Current zoning	6 ft	Minimum setback of 6 feet from rear property line
Closest proximity to side property line: 6-8 ft	Zero if conversion of existing garage, otherwise defer to locality	6 ft	6 ft	Minimum setback of 6 feet from side property line
Maximum unit size for attached ADU: 450 sf	Not to exceed 50% of existing living area, up to maximum increase of 1,200sf	450 sf for attached ADU and not to exceed 50% of existing living area; 500 sf for JADU	600 sf for attached ADU	Maximum size of 600 sq ft for attached ADU; maximum size of 500 sq ft for JADU

Maximum unit size for detached ADU: 900 sf (On duplex lots between 6,000 and 7,500sf, max ADU size=450sf)	Not to exceed 1,200 sf	Current zoning	900 sf (seemingly in all zones)	Maximum size of 900 sq ft for detached ADU
Total lot coverage limited to Floor Area Ratio (FAR) limit for single story; 35% for two story	Defer to locality	Current zoning	Removed lot coverage requirements for lots that are at least 90% of standard lot size within each zone.	Removed lot coverage requirements for lots that are at least 90% of standard lot size within each zone.
Maximum Built Floor Area (FAR) per property: 45% of first 5,000 sf; 35% in excess of 5,000 sf	Defer to locality	Current zoning	Additional 175 sf for ADU; additional 50 sf for JADU	Added 175 sq ft to maximum floor area ratio (FAR) for properties adding an ADU; added 50 sq ft to maximum floor area ratio for those adding a JADU
Design review required	Defer to locality	Design of detached ADU must be similar to the main residence with respect to style, roof pitch, color and materials	Removed "design review and requirements"	Design: deleted proposed architectural compatibility requirements
		Added privacy requirements: Any window, door or deck of a second story accessory dwelling unit shall utilize techniques to lessen views onto adjacent properties to preserve the privacy of residents. May include placement of doors, windows and decks to minimize overview of neighboring dwelling units, use of obscured glazing, window placement above eye level, and screening between the properties. For detached ADUs, prohibit windows, doors, mechanical equipment, or venting or exhaust systems within six feet of a property line.	Removed "design review and requirements"	Design: staff again recommended inclusion of some noise and privacy standards from the March 7 staff proposal - it is unclear whether they are incorporated in Council's April 17 direction on a revised ordinance
	Defer to locality		Removed design review and requirements. No Eichler exceptions	Design: outside of ordinance, staff was directed to return to Council with potential Eichler design guidelines relating to ADUs, including lower height limits

	Defer to locality	Added: Entryways to attached ADU or JADU may not face front property line unless located in the rear half of the lot.	Removed "design review and requirements"	Design: restored staff recommendation regarding entry door orientation
Height limit: One story & 17 ft	Second story allowed above garage	Current zoning	17 ft in Single Story Overlay Districts	Maximum height limited to 17 ft in Single Story Overlay (SSO) Districts, but directed staff to consider design guidelines specific to Eichler neighborhoods <i>Note - Unclear what height limits apply in non-SSO districts or if second stories are generally allowed even if they do not incorporate an existing garage. (They are explicitly allowed in Residential-Estate districts).</i>
		<p>Created by Palo Alto Matters</p> <p>Source material: Action minutes from 4/17 Council Meeting (http://www.cityofpaloalto.org/civicax/filebank/documents/57264) Staff report from 4/17 Council Meeting (http://www.cityofpaloalto.org/civicax/filebank/documents/56870) Action minutes from 3/7/17 Council Meeting (http://www.cityofpaloalto.org/civicax/filebank/documents/56838) Staff report from 3/7/17 Council Meeting (http://www.cityofpaloalto.org/civicax/filebank/documents/56095)</p>		