

Additional Dwelling Units

Conversion Unit

- Existing residential buildings (zoned RS2 – RM6.5); 20+ years old
- Greater of 1 unit or 33% of the total lawfully established units (20+ years old)
- Exempt from parking, open space (not the fee) and minimum lot area

Coach Houses

- Established new or re-occupied in an accessory structure
- Principal building cannot have greater than four units
- May not reduce existing, on-site, required, accessory parking
- Exempt from affordability, MLA, parking, FAR and open space (not the fee)
- Footprint limited to 60% of required rear setback (cannot exceed 22' height)
- Dwelling units are limited to 700 square feet
- No rooftop features permitted to exceed 22' height

Permitted by-right in all R districts except RS1 (not allowed)

Both types cannot be established on same zoning lot

Neither can be operated as vacation rental or shared housing

Additional Dwelling Units – DOH Notes



Quantity of ADUs Allowed

- One unit, or the equivalent of 33% of existing legal units

Existing Legal Dwelling Units	Additional Units To Be Allowed (33%)
1 through 4	One couch house or one conversion unit
5 through 7	Two conversion units (one affordable)
8 through 10	Three conversion units (one affordable)
11 through 13	Four conversion units (two affordable)

Additional Dwelling Units – DOH Notes

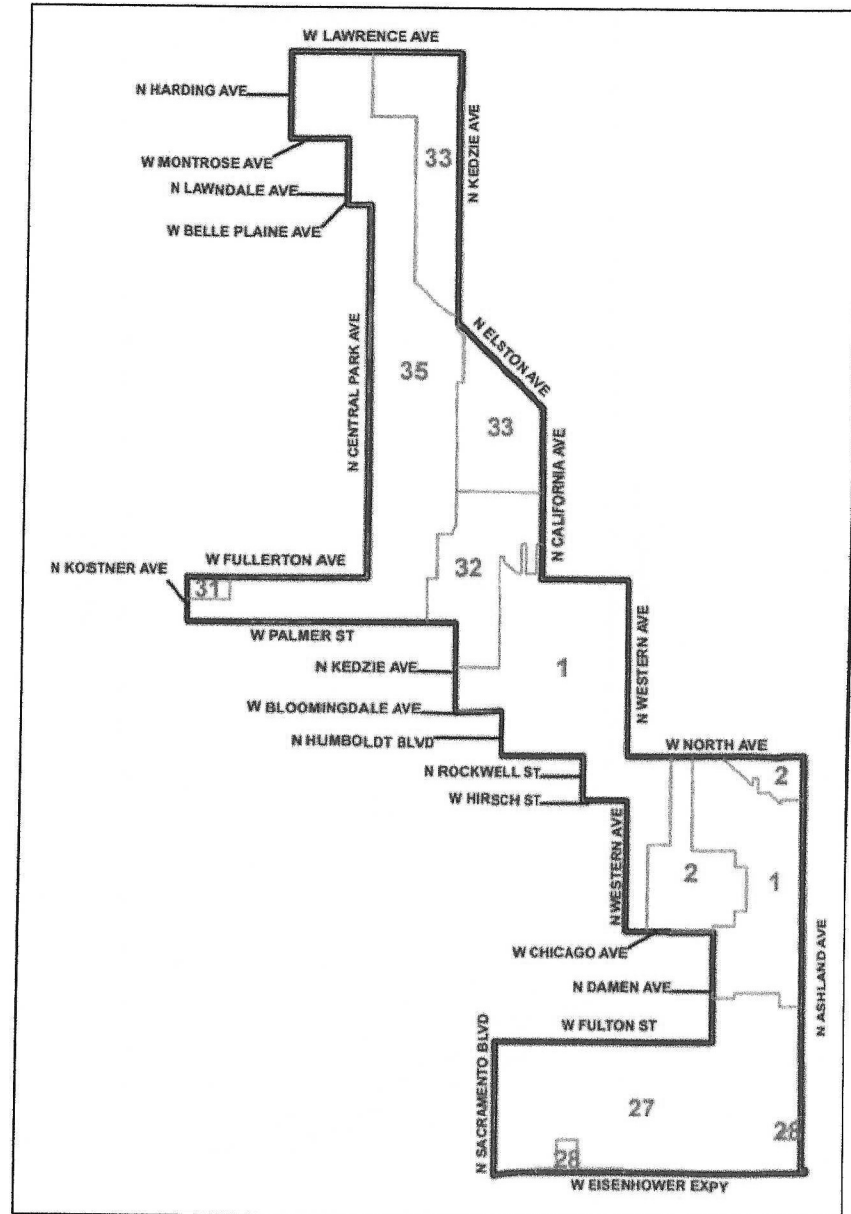
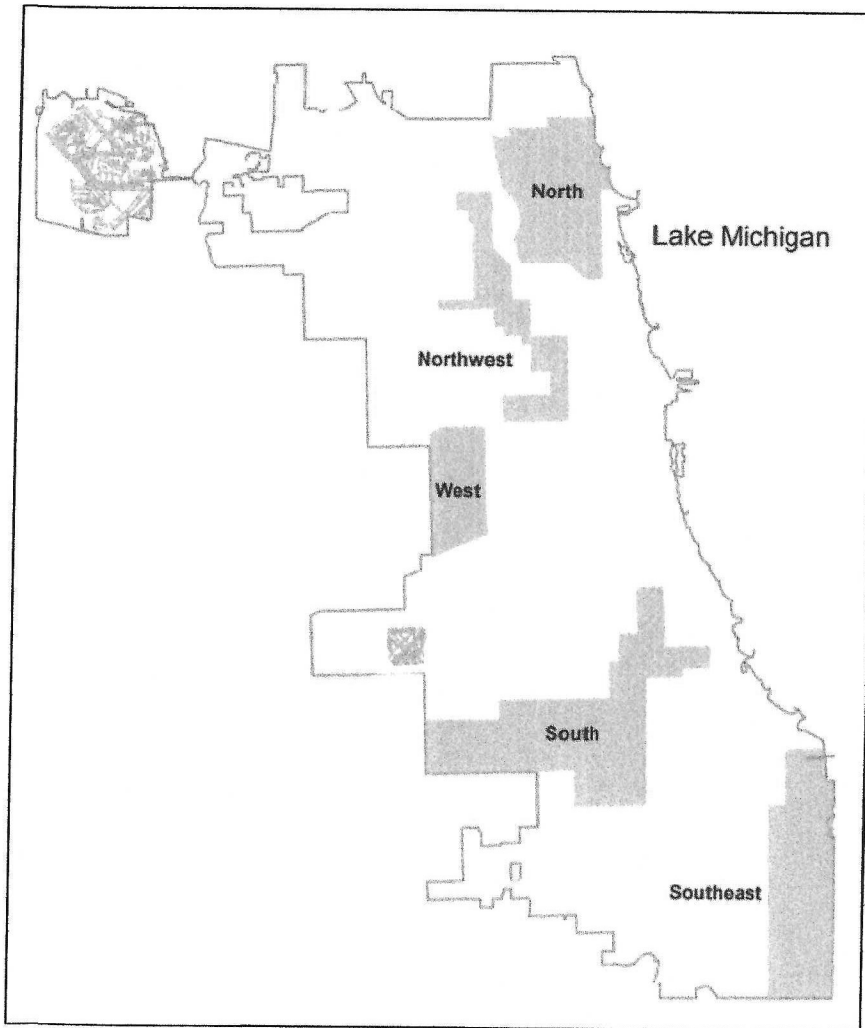


Percentage of Affordability

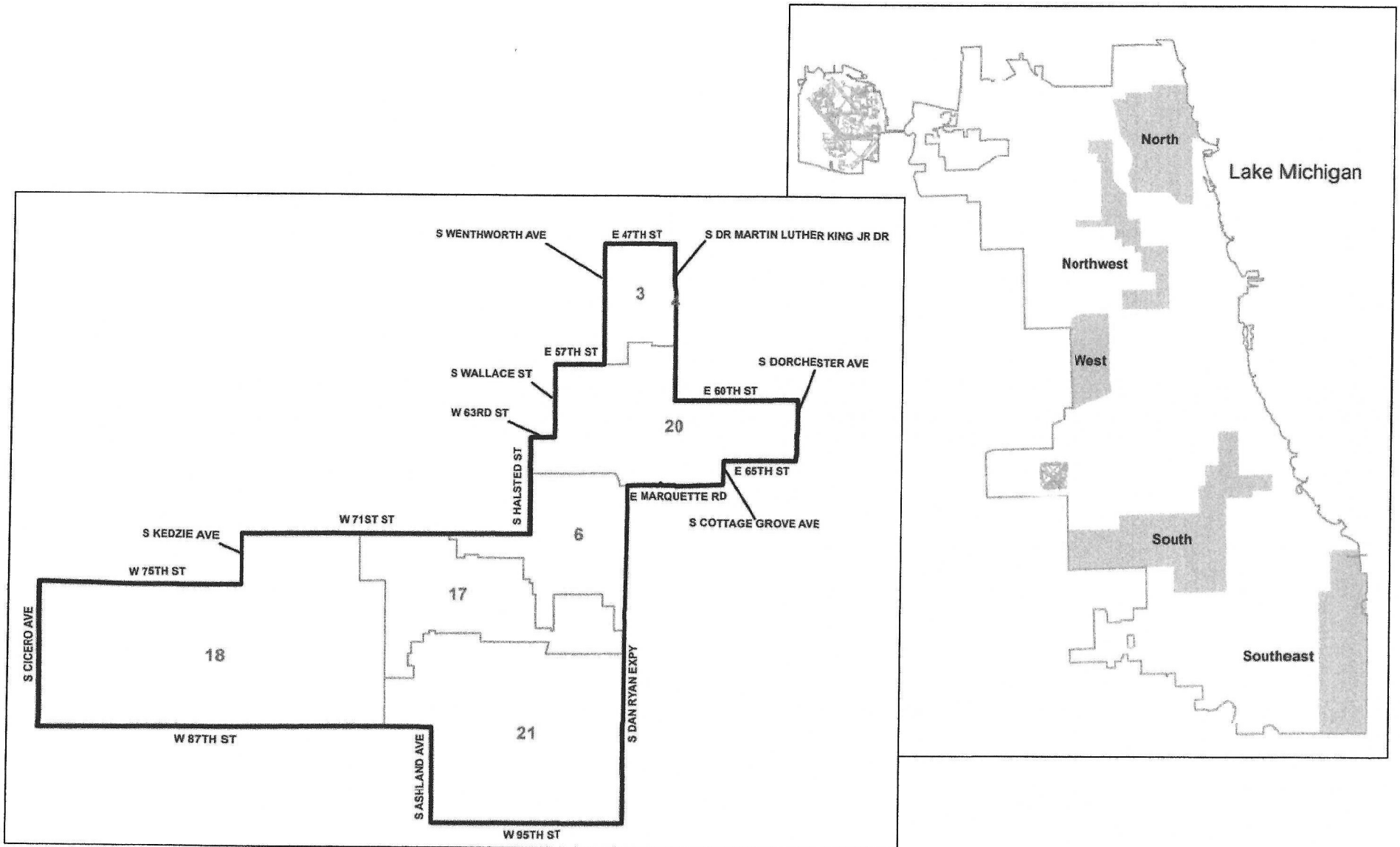
- If more than one ADU is being added, every other unit must be affordable at 60% AMI

Number of ADU Conversion Units	Affordability Terms
1	No affordability term
2	One affordable, one market
3	One affordable, two market
4	Two affordable, two market

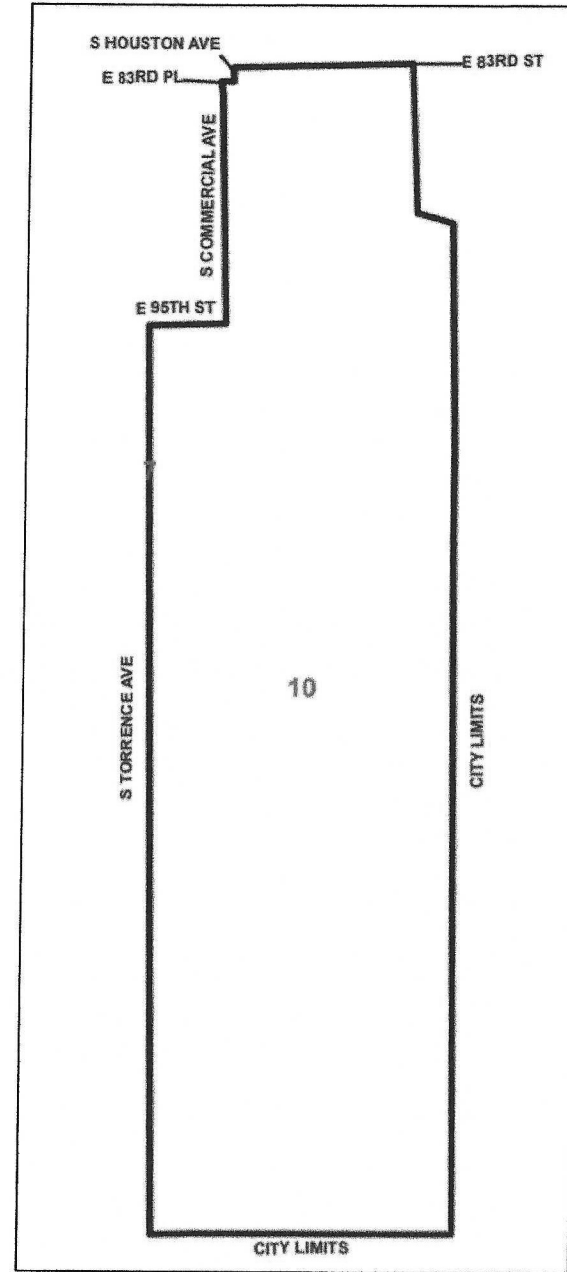
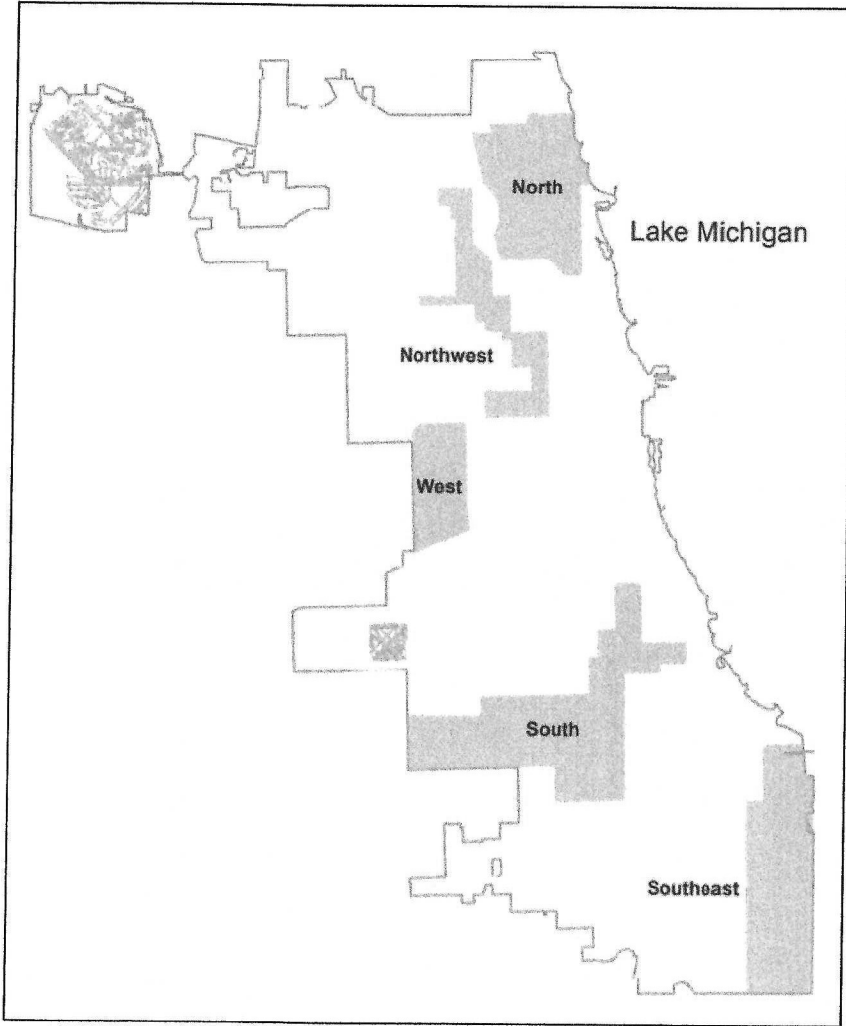
Additional Dwelling Units – Northwest



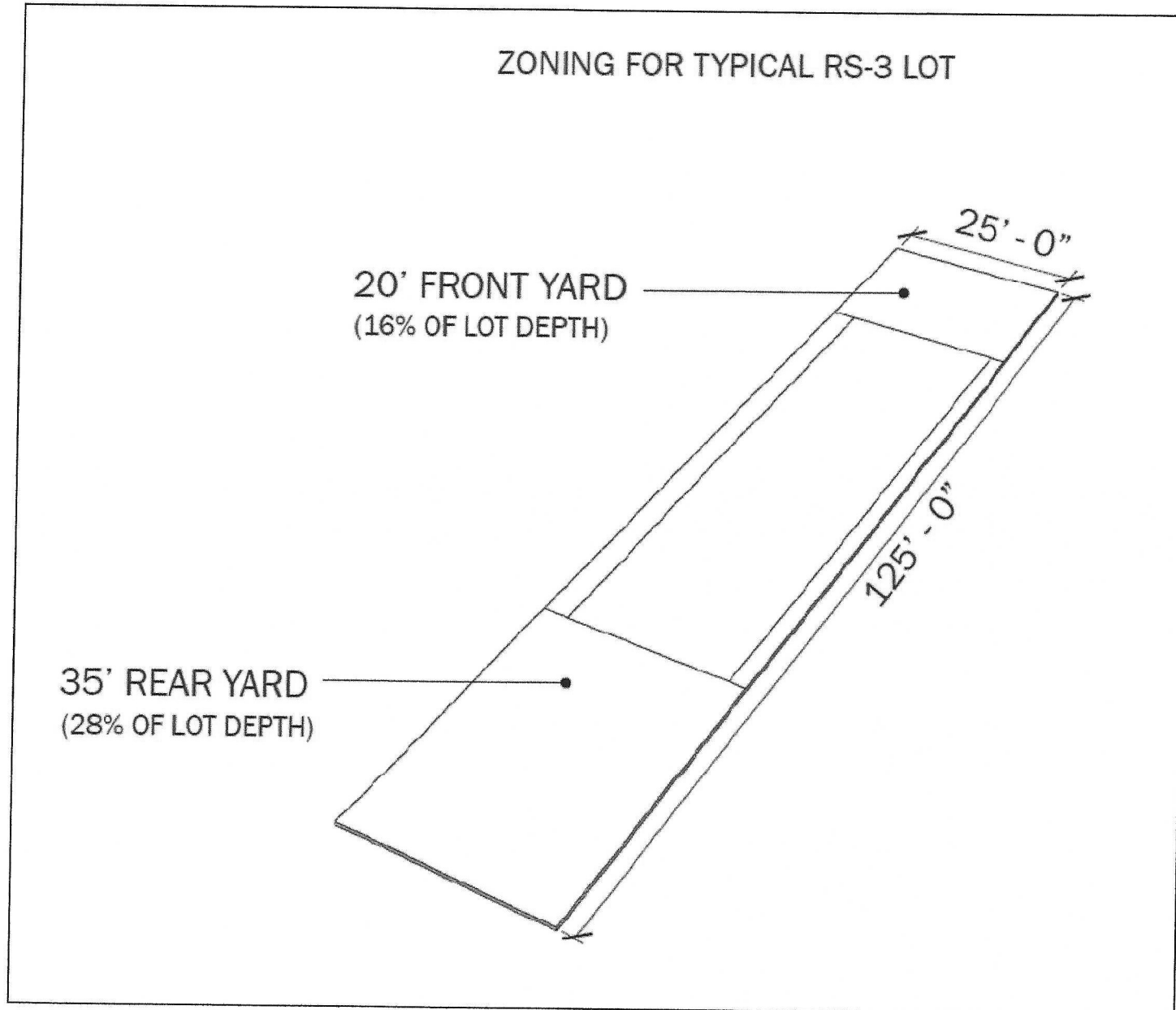
Additional Dwelling Units – South



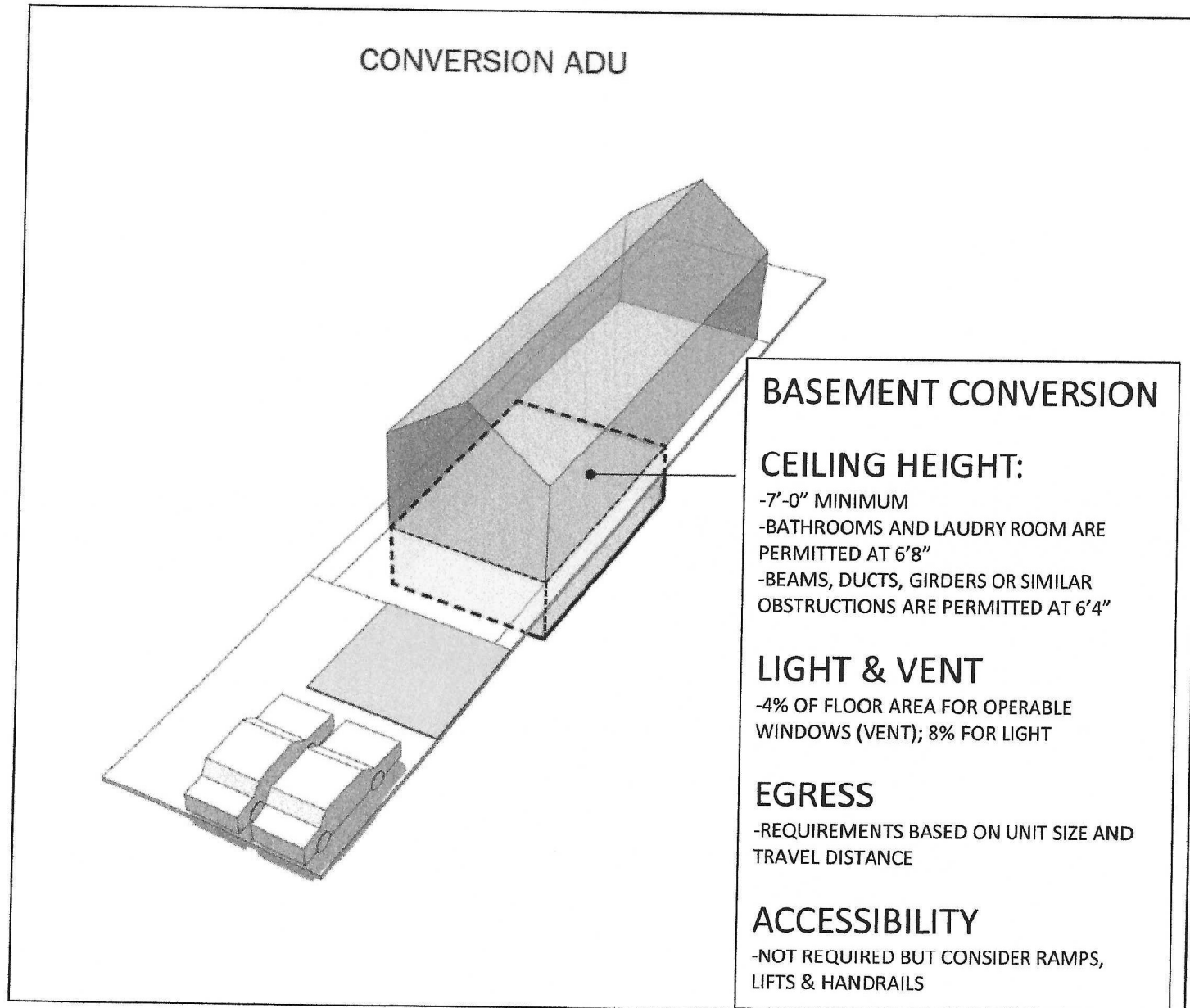
Additional Dwelling Units – Southeast



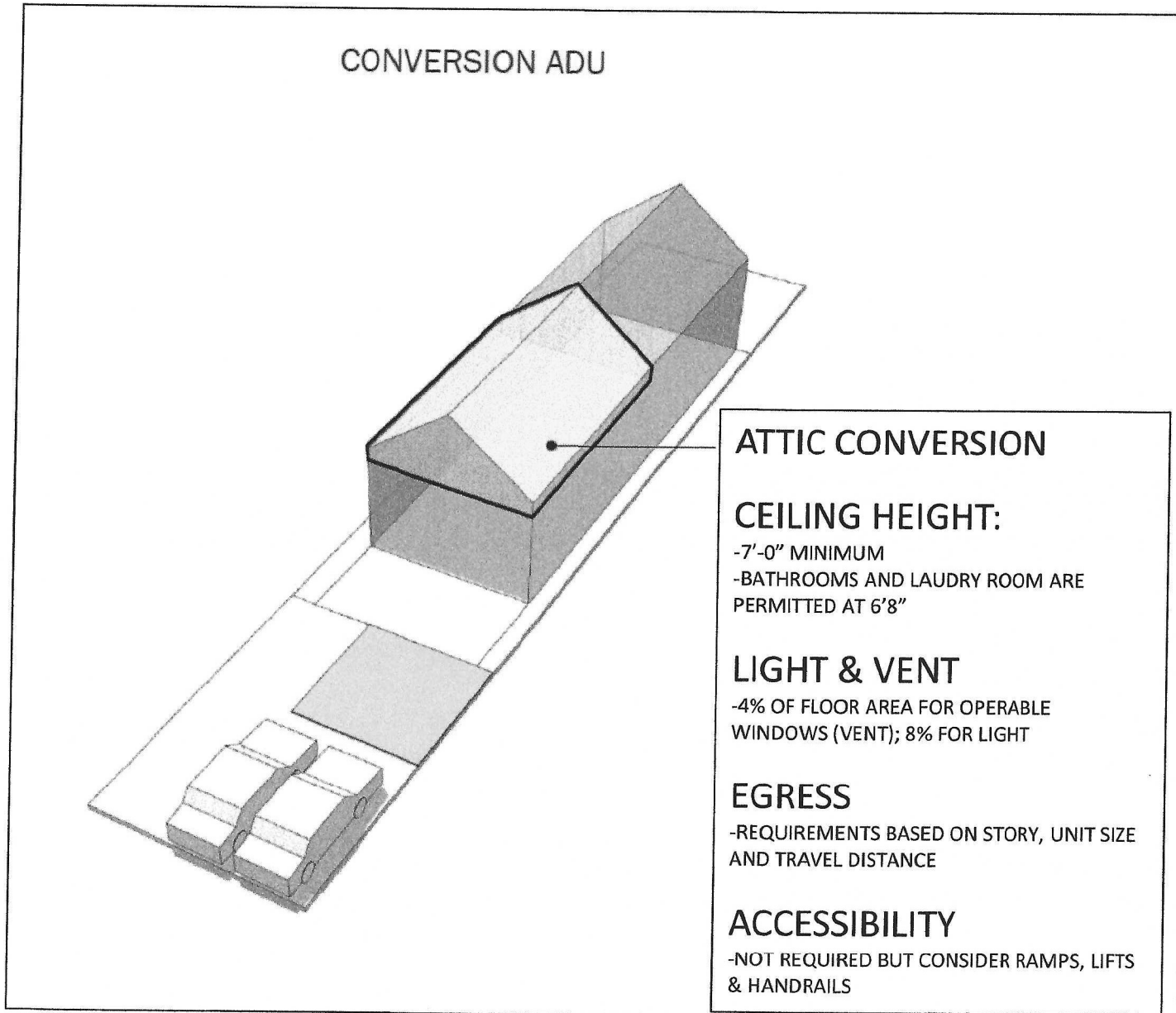
Text - Additional Dwelling Units



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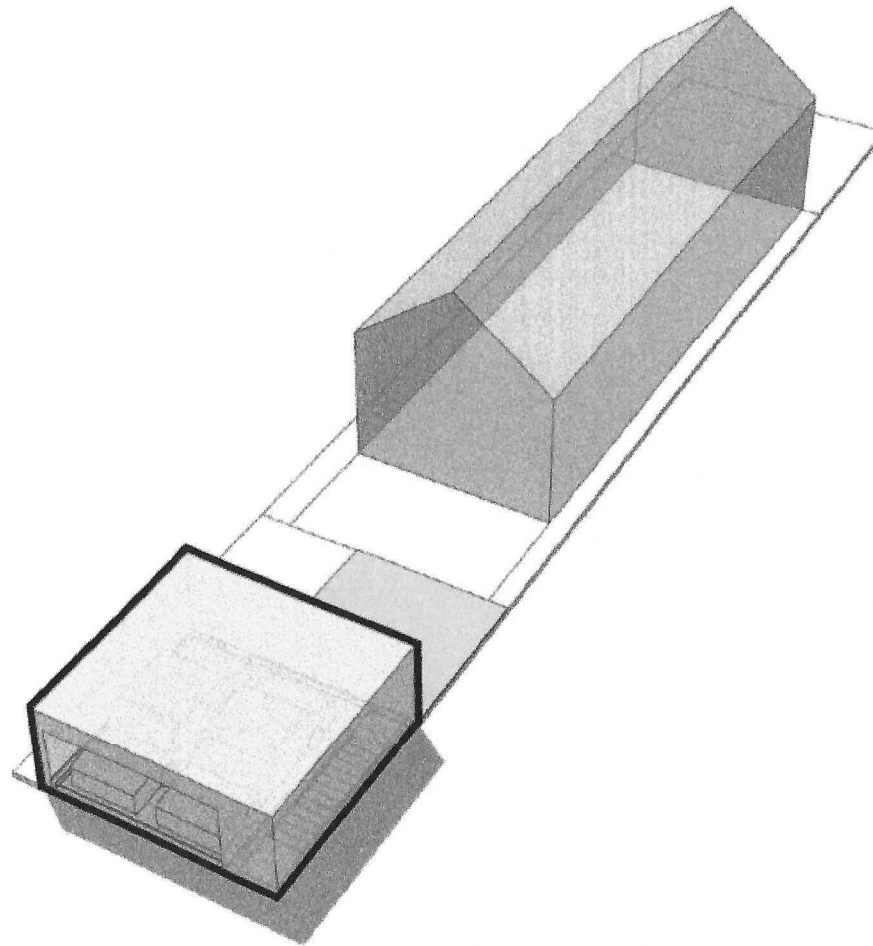


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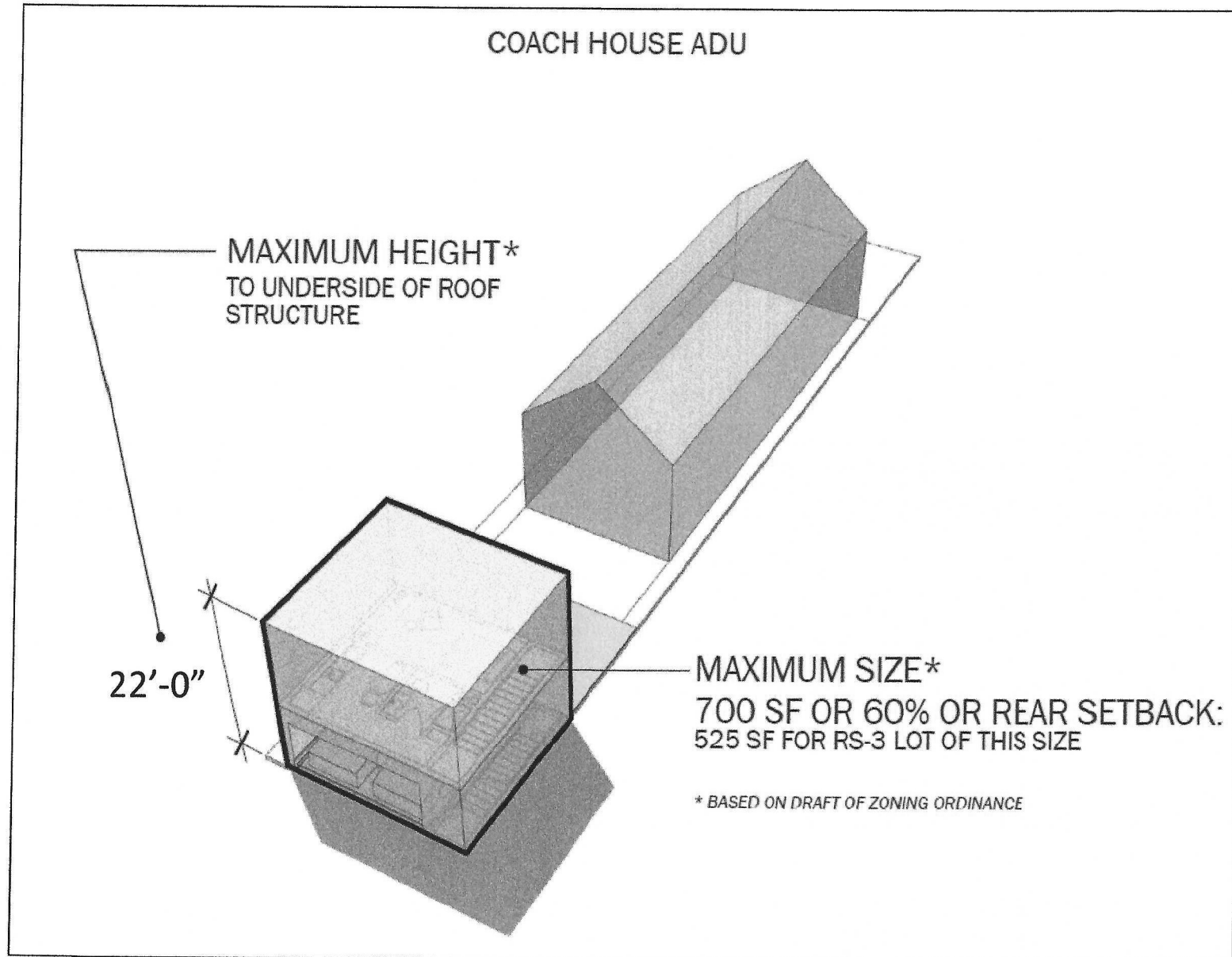


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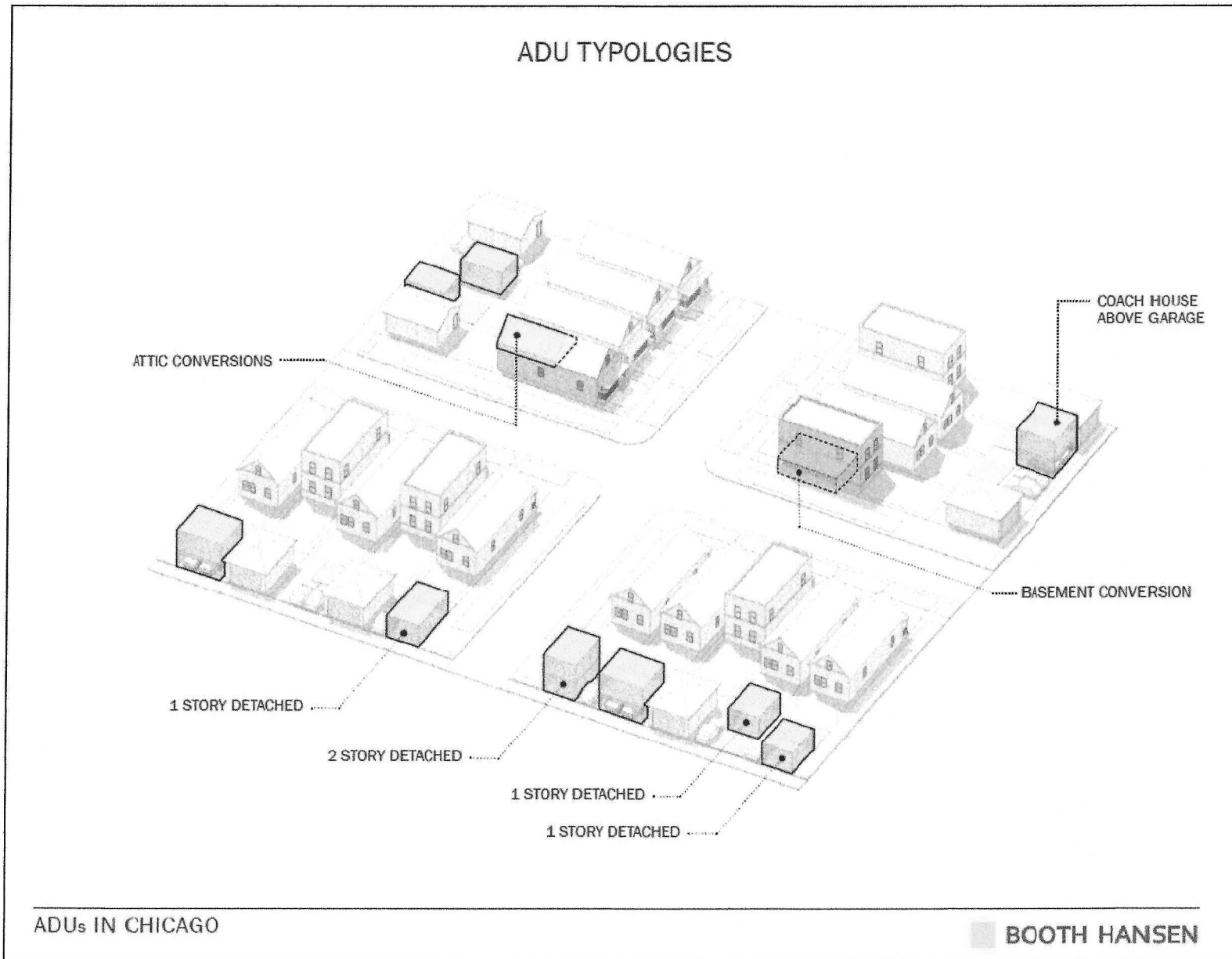
TYPICAL ACCESSORY (TWO-CAR GARAGE) STRUCTURE



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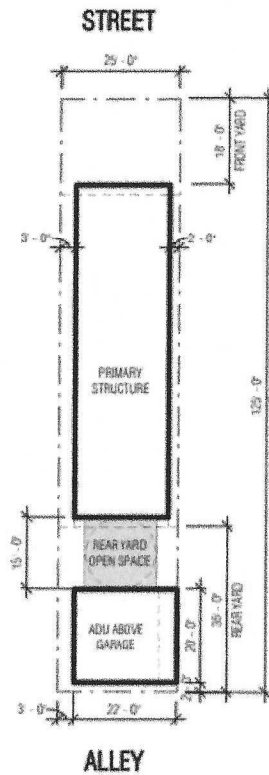


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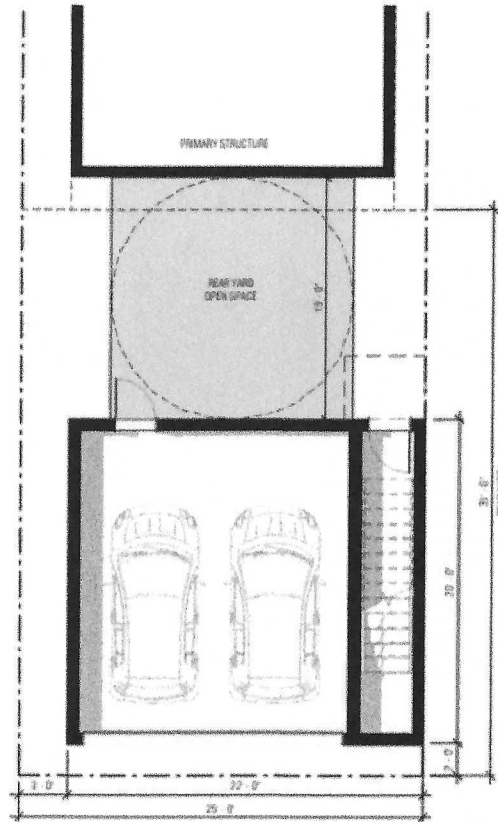
COACH HOUSE ADU
440 SF (50% OF REAR YARD SETBACK)



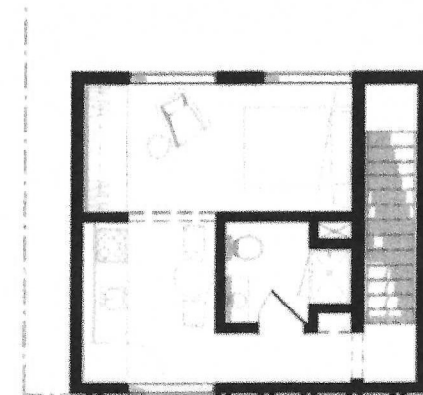
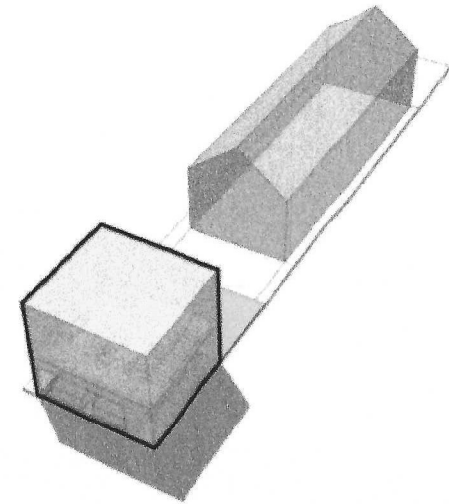
- 2 PARKING SPACES
- ENTRANCE NOT ACCESSIBLE



SITE PLAN



LEVEL 1



LEVEL 2