

Conforming ADU: Floor Area Ratio (FAR 0.6) and Maximum Unit Size

Example Lot Size	<4,800	4,800	5,300	5,500	6,000	6,500	7,000	8,000	9,000
Example Primary Dwelling Size(Sq.Ft.)	Effective allowed size of Conforming ADU per primary unit size and lot FAR limitation								
600	0	640	640	640	640	640	640	640	640
800	0	640	640	640	640	640	640	640	640
1,000	0	640	640	640	640	640	640	640	640
1,200	0	640	640	640	640	640	640	640	640
1,400	0	700	700	700	700	700	700	700	700
1,500	0	750	750	750	750	750	750	750	750
1,600	0	800	800	800	800	800	800	800	800
1,800	0	900	900	900	900	900	900	900	900
2,000	0	880	1,000	1,000	1,000	1,000	1,000	1,000	1,000
2,200	0	680	980	1,100	1,100	1,100	1,100	1,100	1,100
2,400	0	480	780	900	1,200	1,200	1,200	1,200	1,200
2,600	0	0	580	700	1,000	1,200	1,200	1,200	1,200
2,800	0	0	380	500	800	1,100	1,200	1,200	1,200
3,000	0	0	0	0	600	900	1,200	1,200	1,200
3,500	0	0	0	0	0	400	700	1,200	1,200
4,000	0	0	0	0	0	0	0	800	1,200

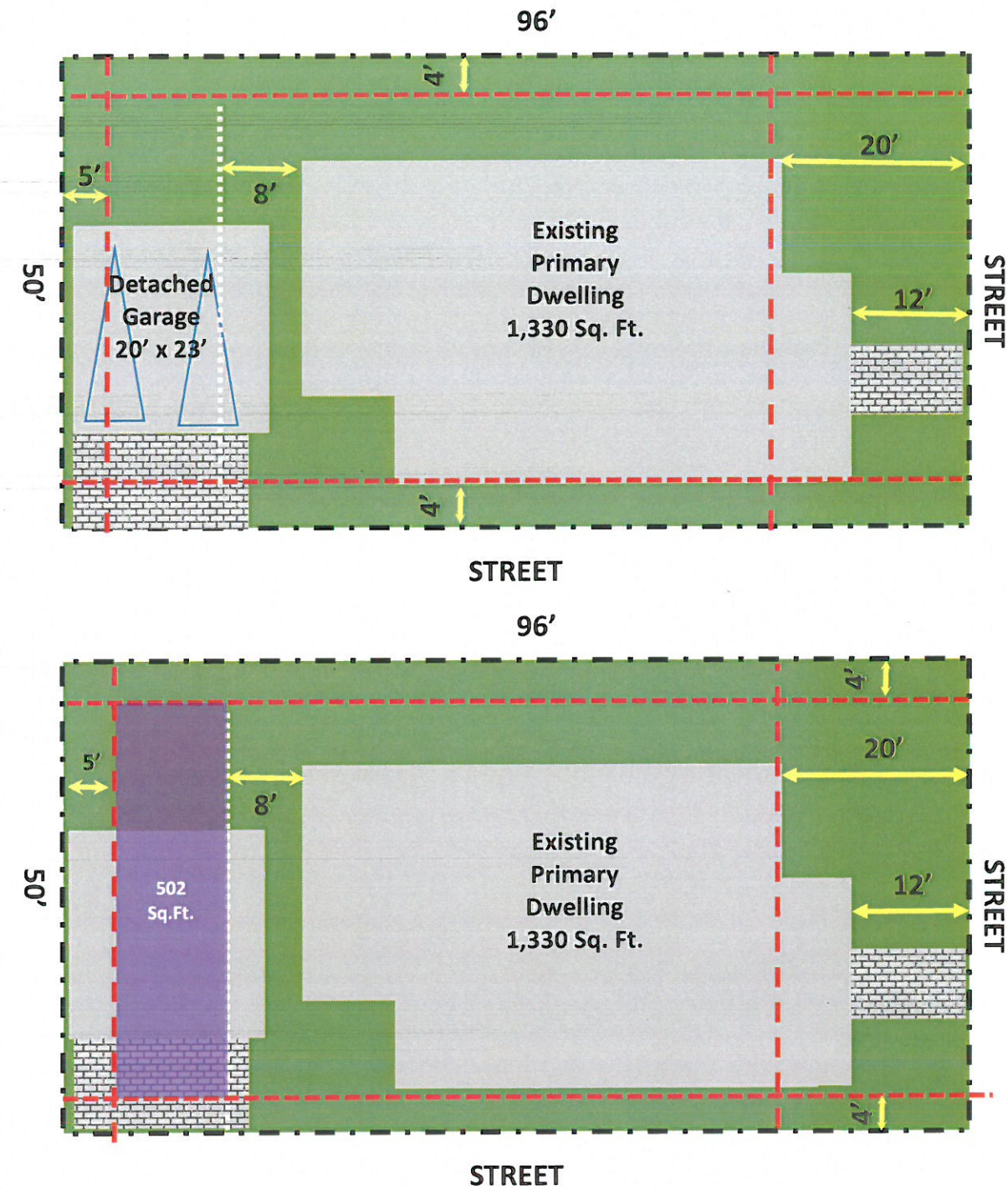
Limited ADU: Floor Area Ratio (FAR 0.6) and Maximum Unit size

Example Lot Size	<4,800	4,800	5,300	5,500	6,000	6,500	7,000	8,000	9,000
Example Primary Dwelling Size (Sq.Ft.)	Effective allowed size of Limited ADU per primary unit size and lot FAR limitation								
600	0	640	640	640	640	640	640	640	640
800	0	640	640	640	640	640	640	640	640
1,000	0	640	640	640	640	640	640	640	640
1,200	0	640	640	640	640	640	640	640	640
1,400	0	700	700	700	700	700	700	700	700
1,500	0	750	750	750	750	750	750	750	750
1,600	0	800	800	800	800	800	800	800	800
1,800	0	900	900	900	900	900	900	900	900
2,000	0	880	1,000	1,000	1,000	1,000	1,000	1,000	1,000
2,200	0	680	980	1,100	1,100	1,100	1,100	1,100	1,100
2,400	0	480	780	900	1,200	1,200	1,200	1,200	1,200
2,600	0	280	580	700	1,000	1,200	1,200	1,200	1,200
2,800	0	0	380	500	800	1,100	1,200	1,200	1,200
3,000	0	0	0	300	600	900	1,200	1,200	1,200
3,500	0	0	0	0	0	400	700	1,200	1,200
4,000	0	0	0	0	0	0	200	800	1,200

The following site plan examples provides a snap shot of existing lots in the city and how the proposed ADU regulations would be applied to the lots as they exist today.



Example 1: Conforming ADU Buildable Area R-1-N Zoning District Parking Impacted



Lot Characteristics and Development Standards



Lot Size: 4,800 Sq. Ft.

Ex Primary Dwelling Size: 1,330 Sq. Ft.

**Max ADU Size Allowed: 665 Sq. Ft.**

Floor Area Ratio Allowed (FAR) 0.6: 2,880 Sq. Ft.

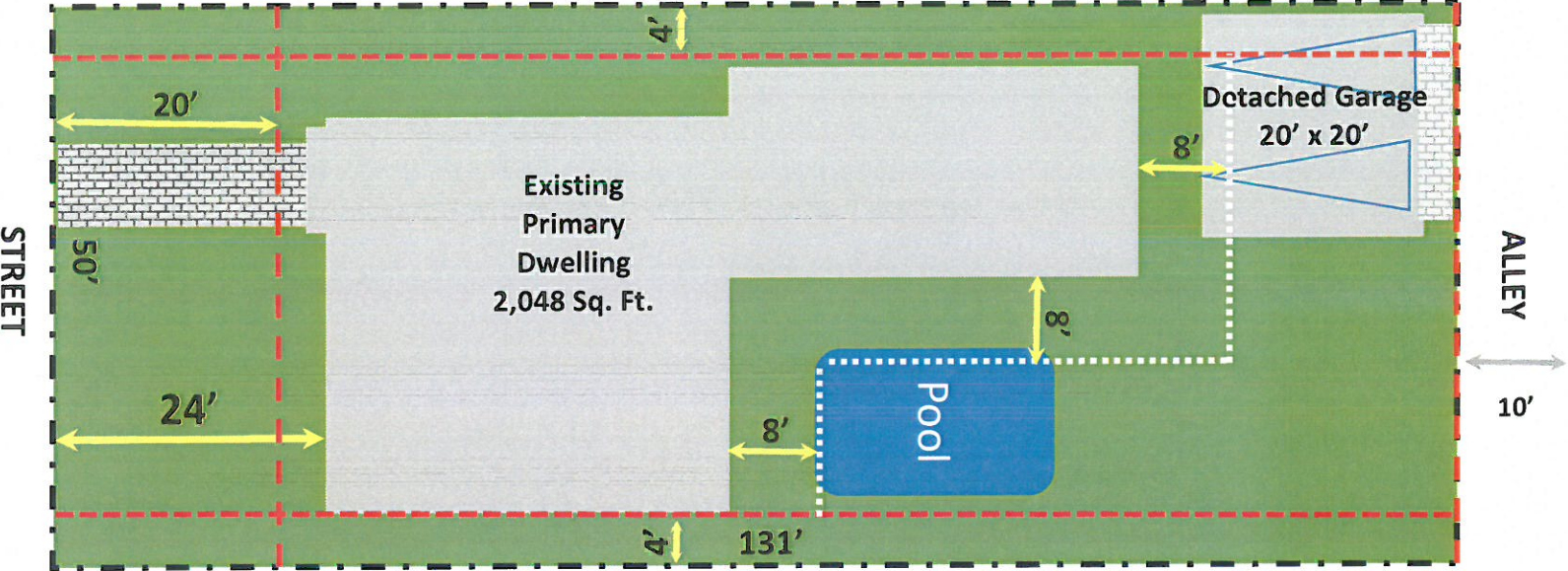
Allowable Lot Coverage 50% or: 2,400 Sq. Ft.

-  = Area within which an ADU may be developed
-  = Maximum ADU Building Footprint

Based on the current lot conditions this property would be unable to provide the required parking for the ADU or replacement parking for the primary dwelling unit. An ADU could not be constructed.

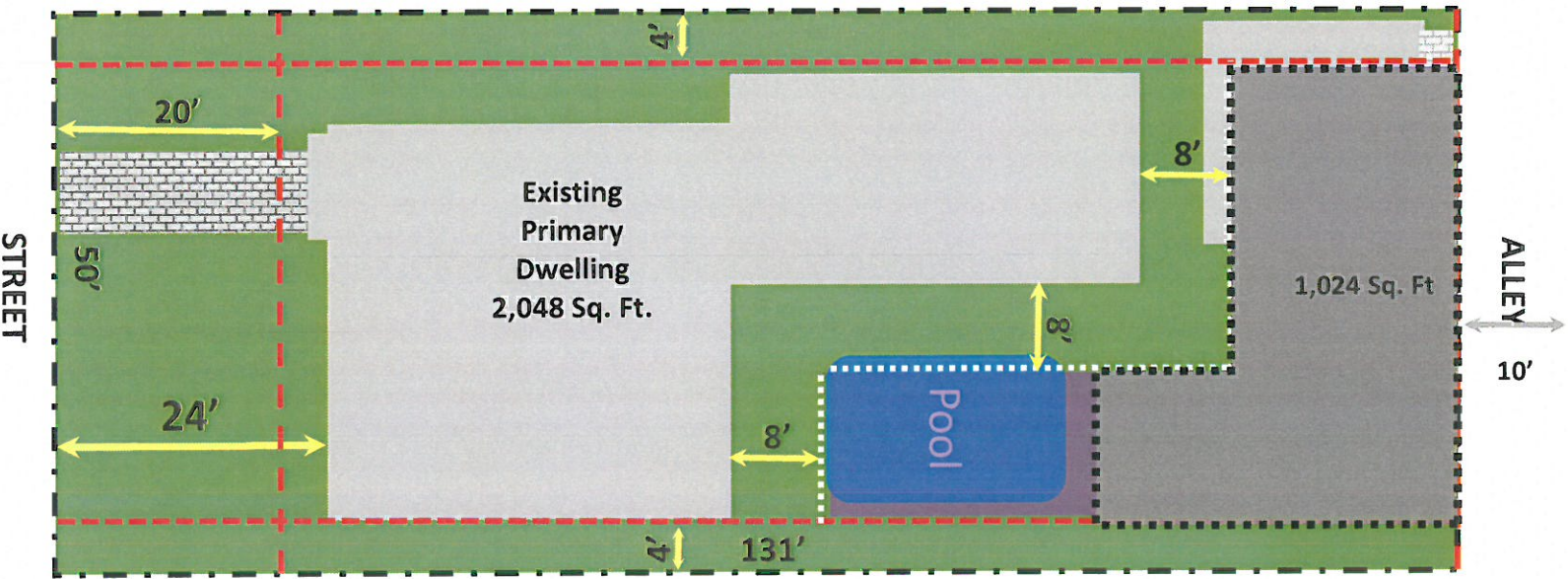



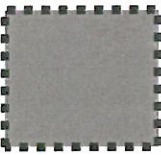
Example 2: Conforming ADU Buildable Area R-1-N Zoning District



Lot Characteristics and Development Standards

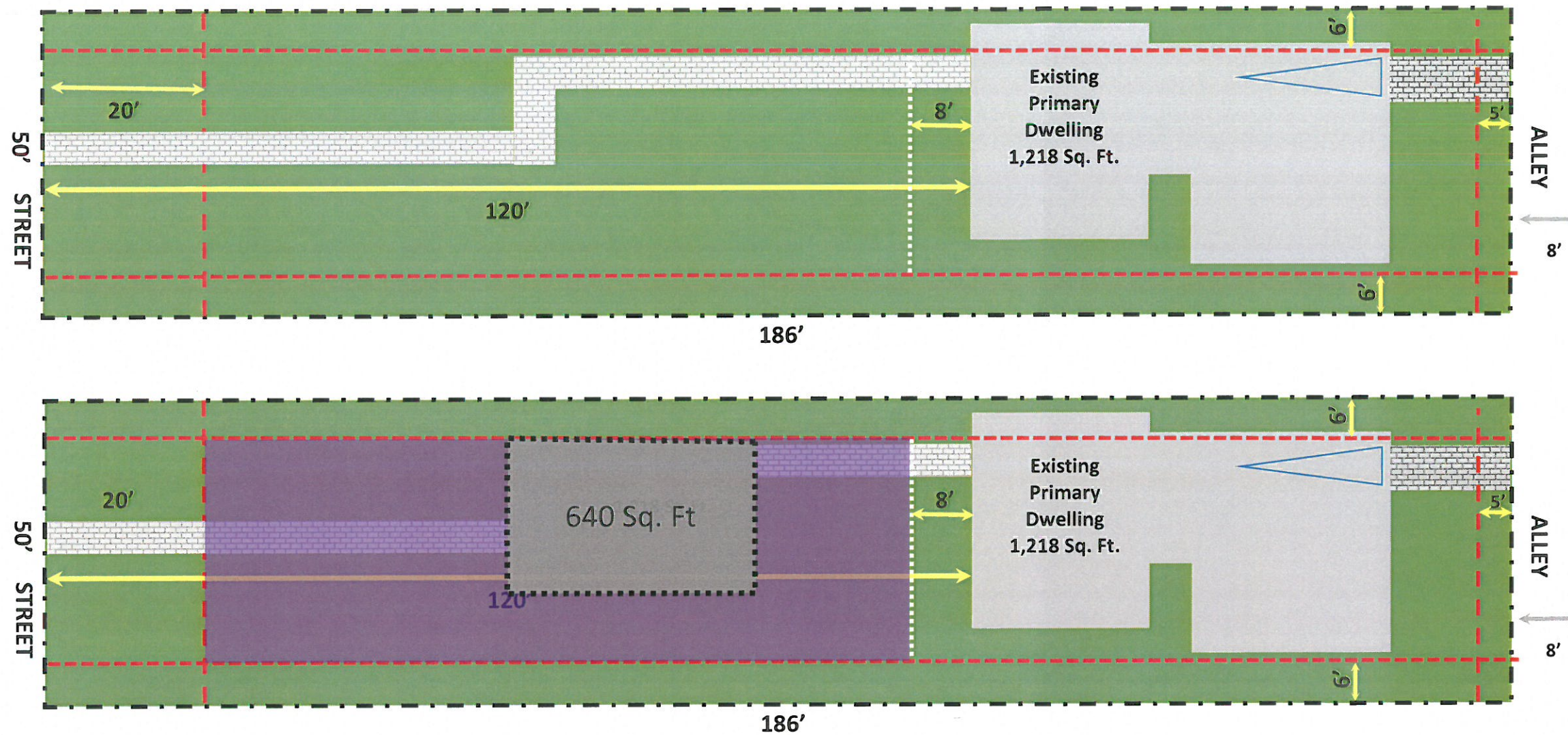
- Lot Size: 6,550 Sq. Ft.
- Ex Primary Dwelling Size: 2,048 Sq. Ft.
- Max ADU Size Allowed: 1,024 Sq. Ft.
- Floor Area Ratio Allowed (FAR) 0.6: 3,930 Sq. Ft.
- Allowable Lot Coverage 50% or: 3,275 Sq. Ft.



-  = Area within which an ADU may be developed
-  = Maximum ADU Building Footprint



Example 3: Conforming ADU Buildable Area R-1-L Zoning District



Lot Characteristics and Development Standards



Lot Size: 9,300 Sq. Ft.

Ex Primary Dwelling Size: 1,218 Sq. Ft.

**Max ADU Size Allowed: 640 Sq.Ft.**

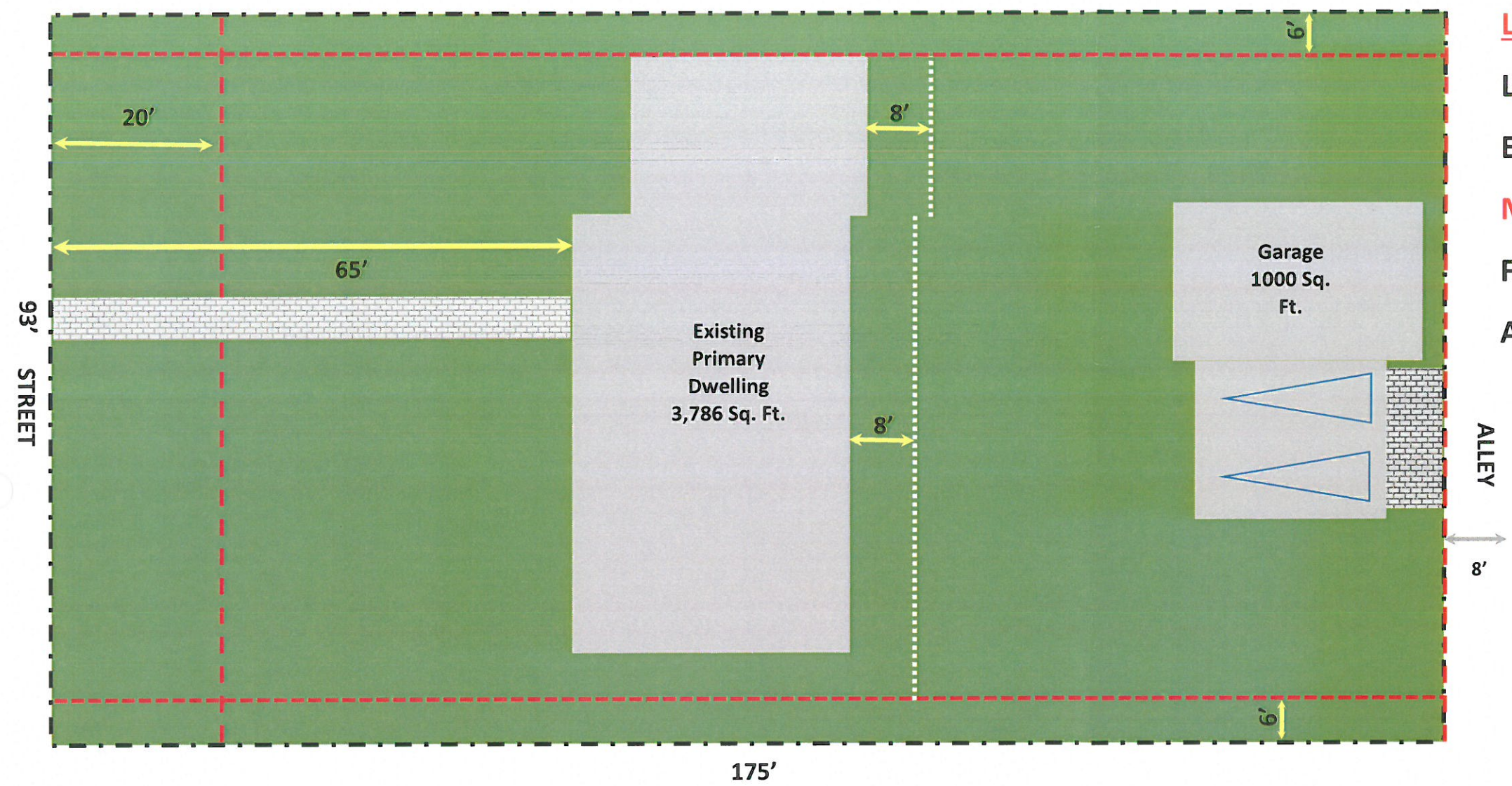
Floor Area Ratio Allowed (FAR) 0.6: 5,580 Sq. Ft.

Allowable Lot Coverage 50% or: 4,650 Sq. Ft.

-  = Area within which an ADU may be developed
-  = Maximum ADU Building Footprint



Example 4: Conforming ADU Buildable Area R-1-L Zoning District

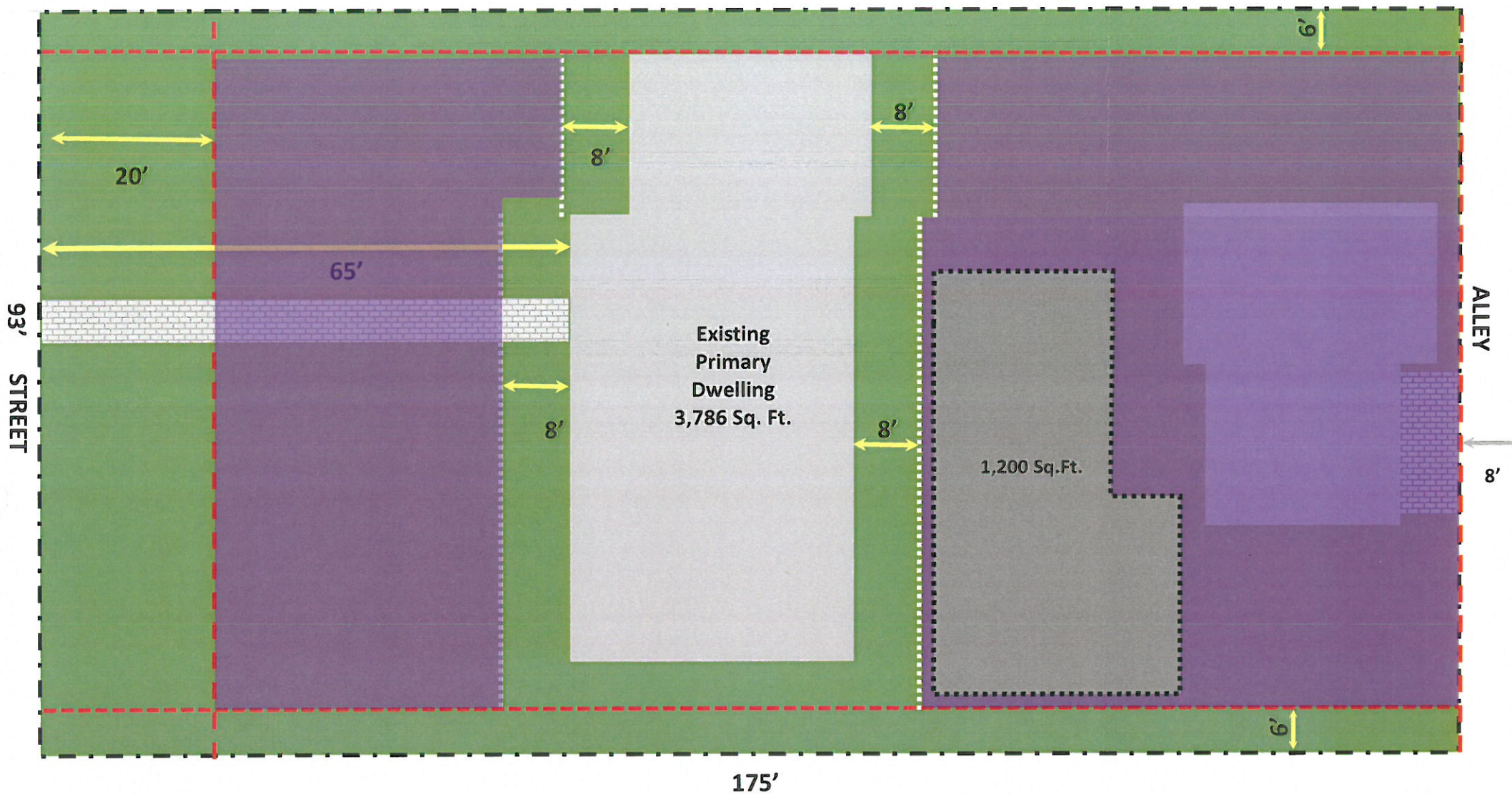


Lot Characteristics and Development Standards

- Lot Size: 16,275 Sq. Ft.
- Ex Primary Dwelling Size: 3,786 Sq. Ft.
- Max ADU Size Allowed: 1,200 Sq. Ft.**
- Floor Area Ratio Allowed (FAR) 0.6: 9,765 Sq. Ft.
- Allowable Lot Coverage 50% or: 8,138 Sq. Ft.



Example 4 Continued:



### Lot Characteristics and Development Standards

**Lot Size: 16,275 Sq. Ft.**

**Ex Primary Dwelling Size: 3,786 Sq. Ft.**

**Max ADU Size Allowed: 1,200 Sq. Ft.**

**Floor Area Ratio Allowed (FAR) 0.6: 9,765 Sq. Ft.**

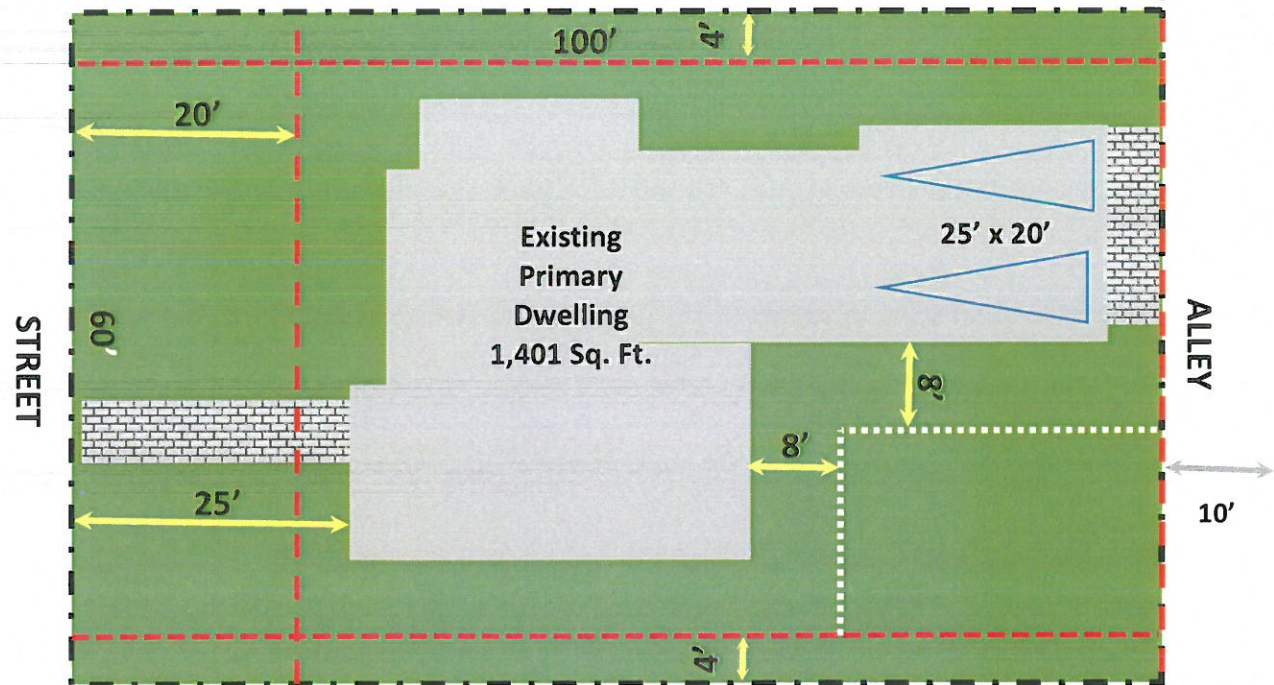
**Allowable Lot Coverage 50% or: 8,138 Sq. Ft.**

**= Area within which an ADU may be developed**

 = Maximum ADU Building Footprint



Example 5: Conforming ADU Buildable Area R-1-N Zoning District



Lot Characteristics and Development Standards

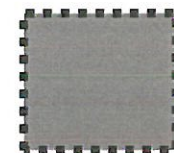
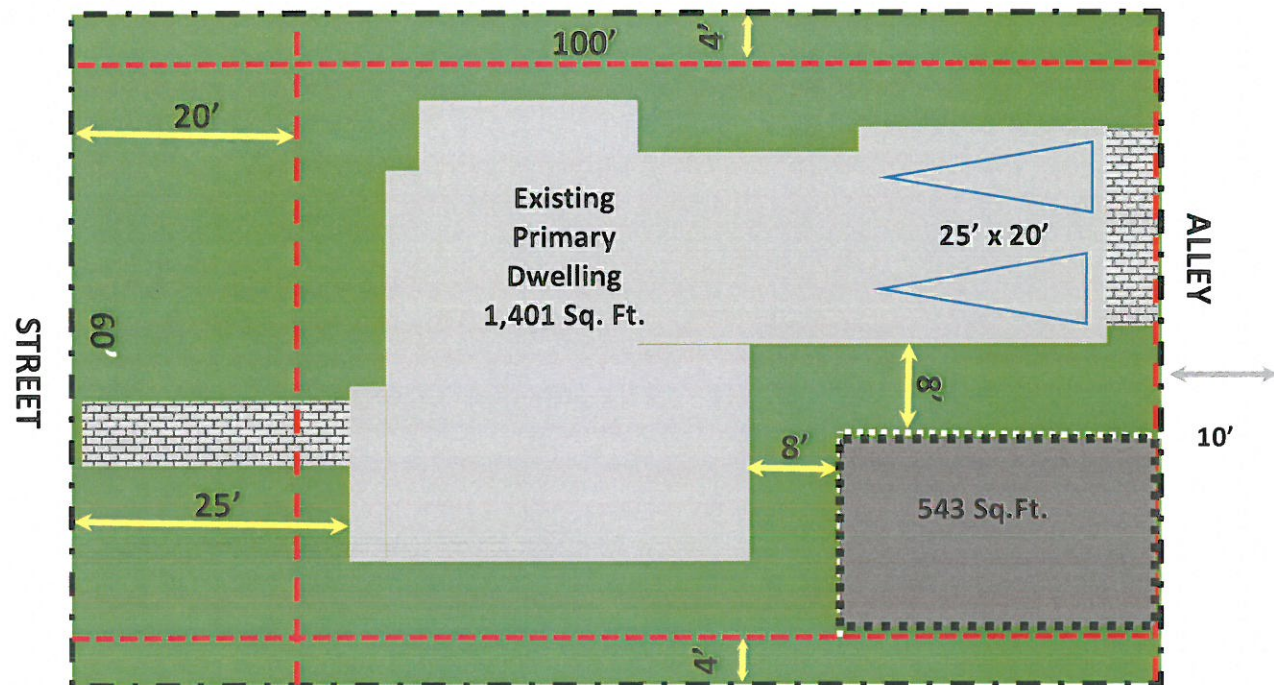
Lot Size: 6,000 Sq. Ft.

Ex Primary Dwelling Size: 1,401 Sq. Ft.

**Max ADU Size Allowed: 700.5 Sq. Ft.**

Floor Area Ratio Allowed (FAR) 0.6: 3,600 Sq. Ft.

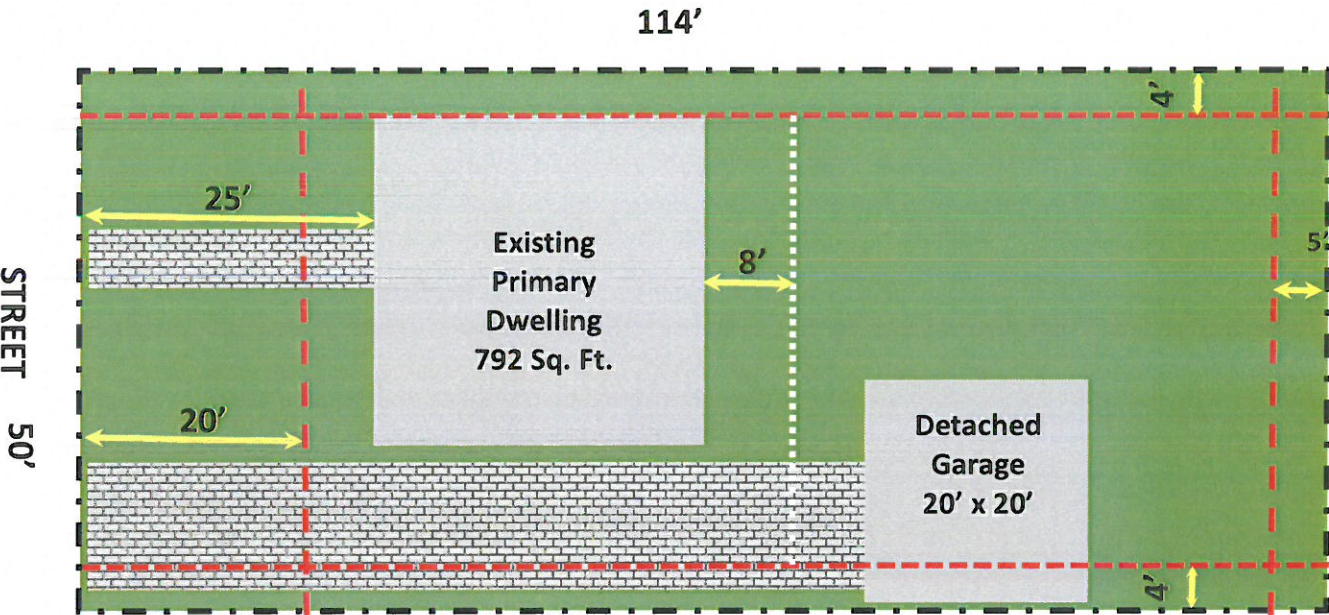
Allowable Lot Coverage 50% or: 3,000 Sq. Ft.



= Maximum ADU Building Footprint

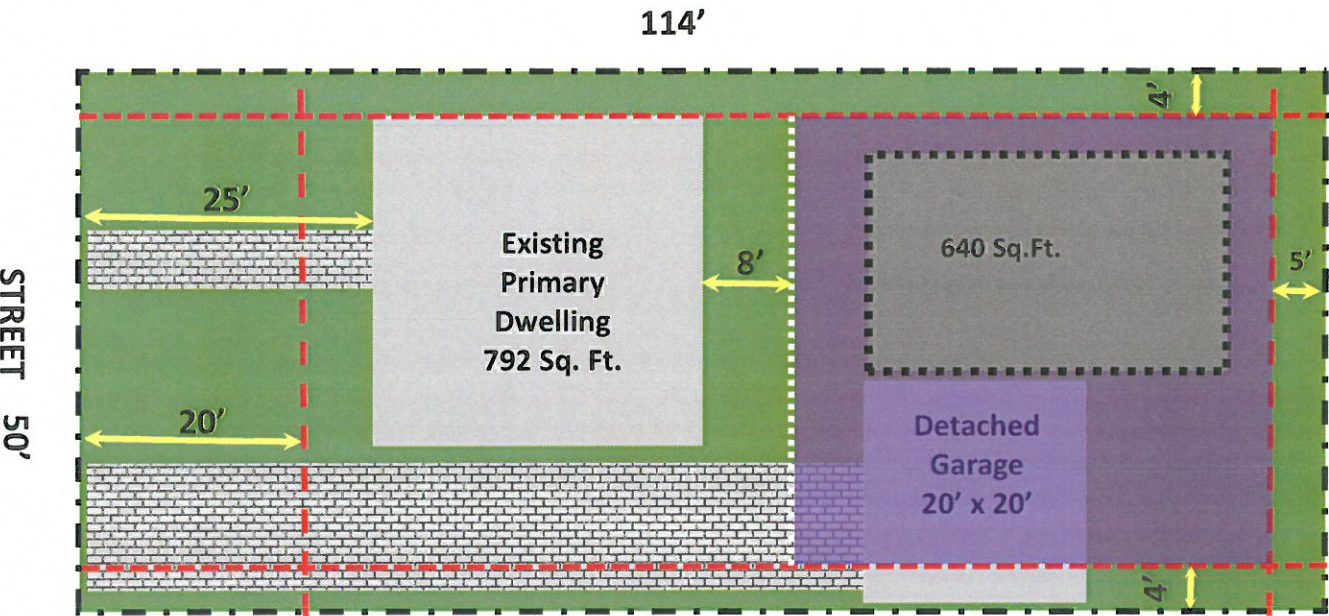



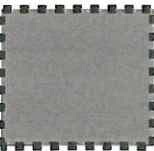
Example 6: Conforming ADU Buildable Area R-1-N Zoning District



Lot Characteristics and Development Standards

- Lot Size: 5,700 Sq. Ft.
- Ex Primary Dwelling Size: 792 Sq. Ft.
- Max ADU Size Allowed: 640 Sq. Ft.**
- Floor Area Ratio Allowed (FAR) 0.6: 3,420 Sq. Ft.
- Allowable Lot Coverage 50% or: 2,850 Sq. Ft.

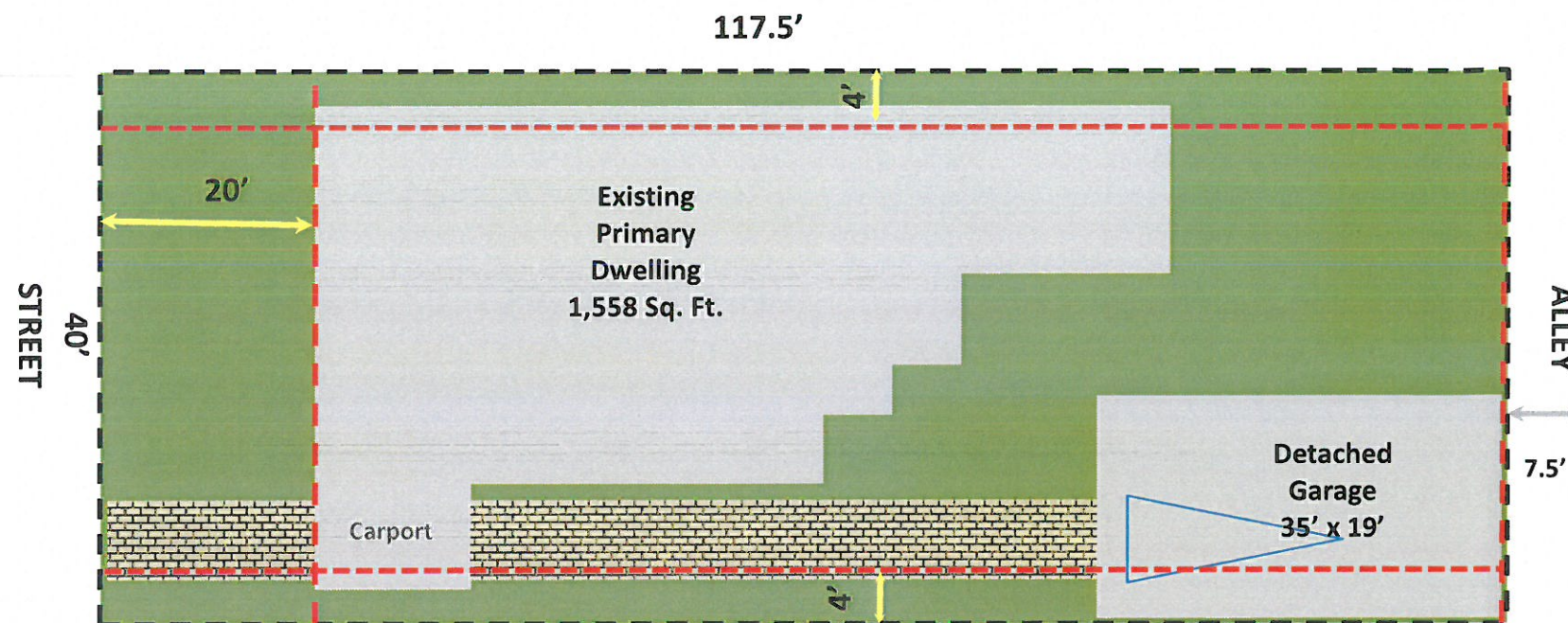


-  = Area within which an ADU may be located
-  = Maximum ADU Size

The Zoning Code Amendment allows properties with primary dwelling units less than 1,280 square feet to develop an ADU that is at least 640 square feet in size. Under the state regulations an ADU up to 1,200 square feet could be constructed.



Example 7: Conforming ADU Buildable Area R-1-N Zoning District



Lot Characteristics and Development Standards

Lot Size: 4,700 Sq. Ft.

Ex Primary Dwelling Size: 1,558 Sq. Ft.

**Max ADU Size Allowed: ADU not allowed.**

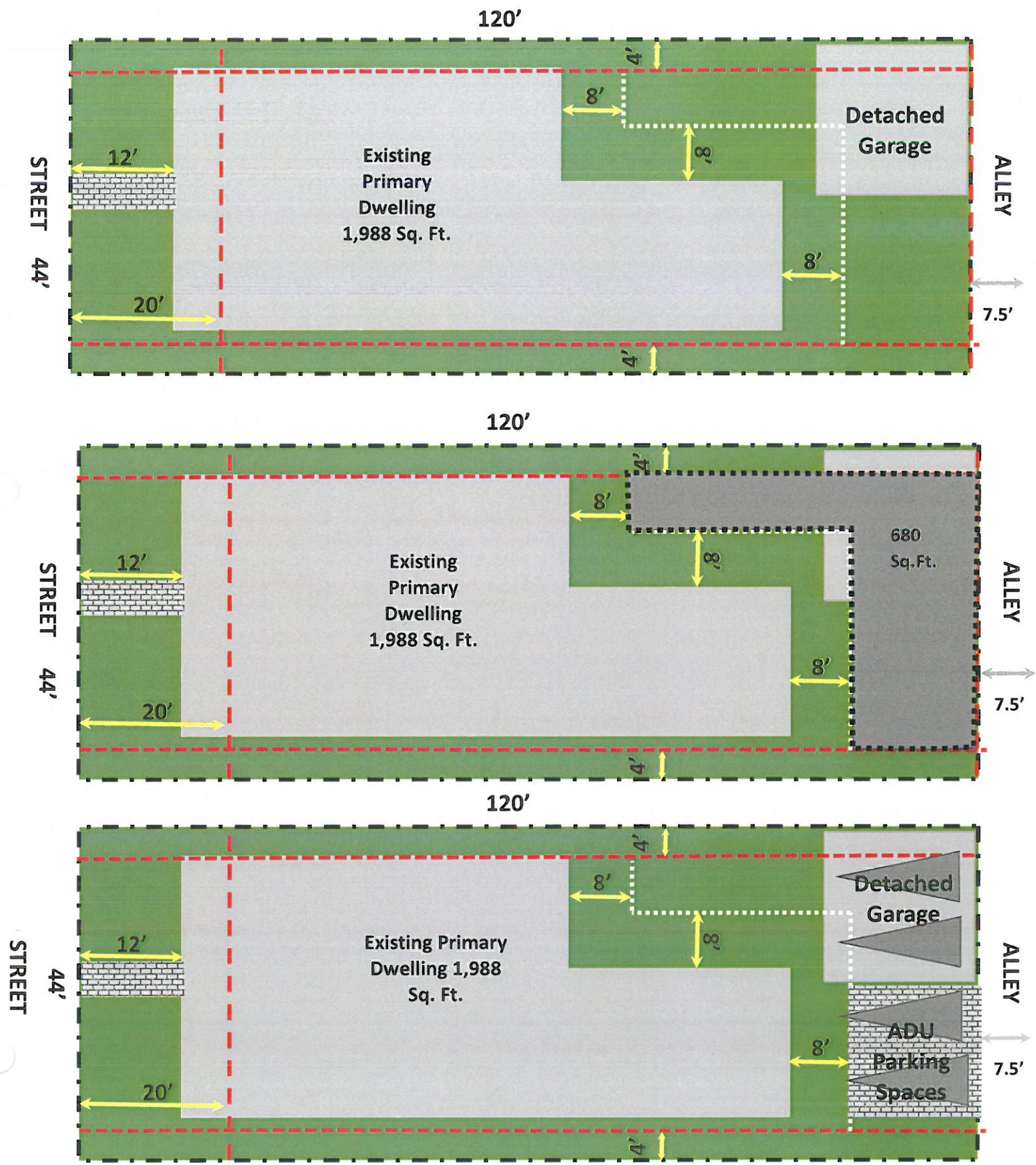
Floor Area Ratio Allowed (FAR) 0.6: 2,820 Sq. Ft.

Allowable Lot Coverage 50% or: 2,350 Sq. Ft.

The Zoning Code Amendment requires a minimum lot size of 4,800 square feet to develop an Accessory Dwelling unit; an ADU could not be constructed on this property.



Example 8: Conforming ADU Buildable Area R-1-N Zoning District Parking Impacted



Lot Characteristics and Development Standards

Lot Size: 5,280 Sq. Ft.

Ex Primary Dwelling Size: 1,988 Sq. Ft.

**Max ADU Size Allowed: 994 Sq. Ft.**

Floor Area Ratio Allowed (FAR) 0.6: 3,168 Sq. Ft.

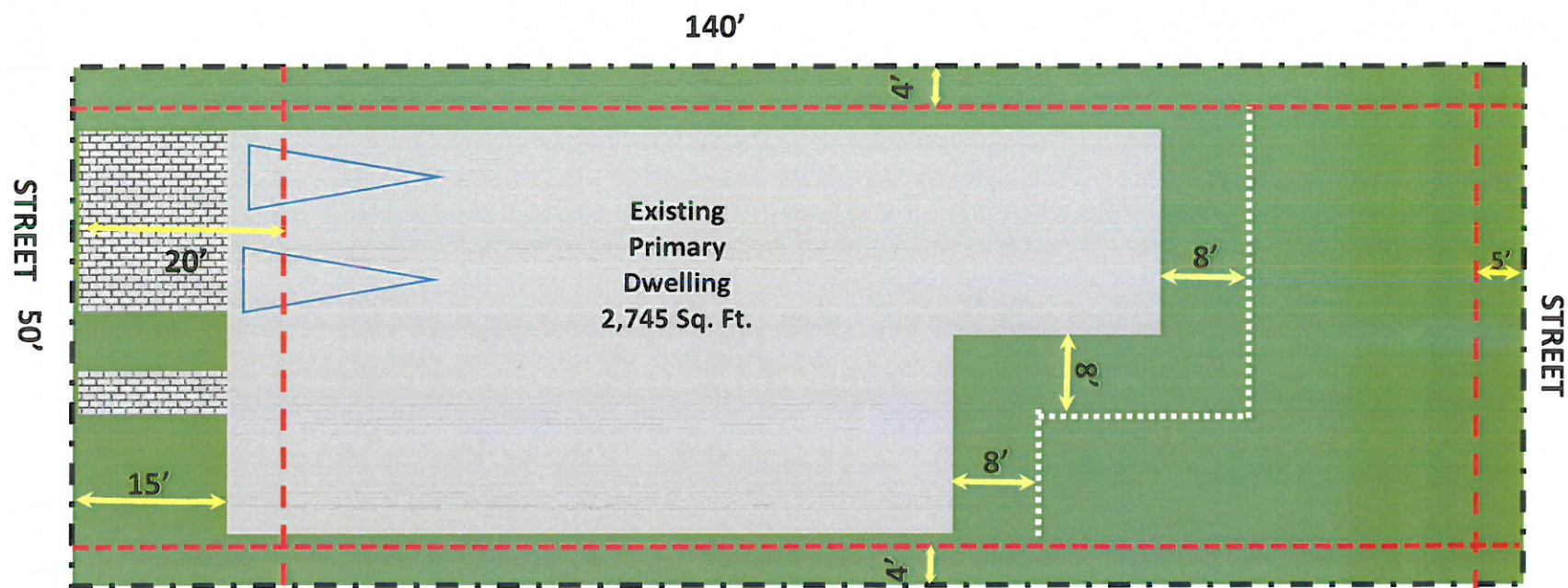
Allowable Lot Coverage 50% or: 2,640 Sq. Ft.

 = Maximum ADU Building Footprint

If an ADU greater than 640 square feet is constructed then two additional parking spaces would be required.



Example 9: Conforming ADU Buildable Area R-1-N Zoning District



Lot Characteristics and Development Standards

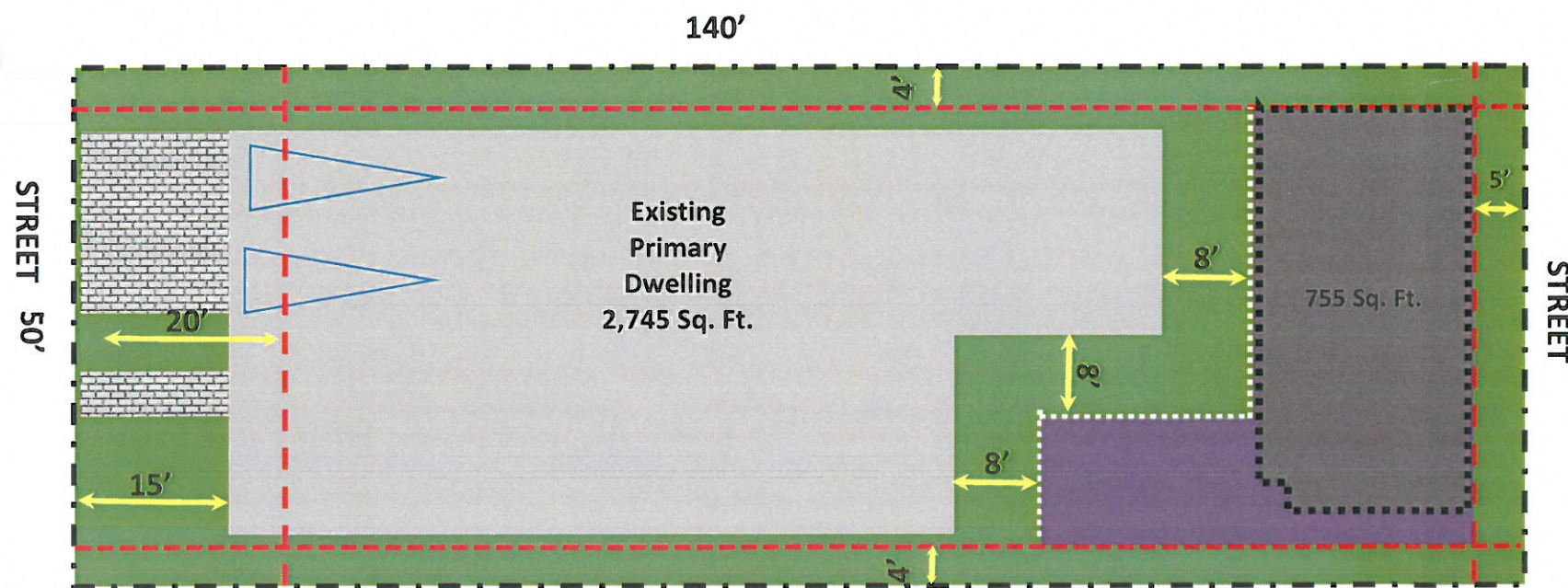
Lot Size: 7,000 Sq. Ft.

Ex Primary Dwelling Size: 2,745Sq. Ft.

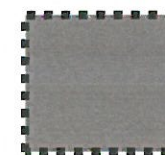
**Max ADU Size Allowed: 1,200 Sq. Ft.**

Floor Area Ratio Allowed (FAR) 0.6: 4,200 Sq. Ft.

Allowable Lot Coverage 50% or: 3,500 Sq. Ft.



= Area within which an ADU may be located



= Maximum ADU Building Footprint

Due to the 50% lot coverage requirement, a maximum ADU building footprint of 755 sq.ft. can be constructed.