Accessory Dwelling Unit (ADU) Development Standards Table

ADU Standards	Single-Family				Multi-Family			
ADU Type	Junior ADU (JADU) *interior conversion of existing space within a single-family dwelling* [i]	Conversion ADU *conversion of space within an existing single-family dwelling, or conversion of an existing accessory structure*	Attached ADU *addition/new construction*	Detached ADU *new construction*	Detached ADU *new construction*		Attached ADU *new construction*	Conversion ADU *Conversion of non-habitable space within an existing multi-family dwelling*
Number of Units Allowed	1 unit per type; the following can be combined on a lot with an existing or proposed single family dwelling: 1 JADU + 1 attached or conversion ADU + 1 new detached construction ADU				2 for proposed multi-family	8 for existing multi-family[ii]	1 per existing or proposed multi-family	At least 1; up to 25% of the number of existing multi-family units
Maximum Size	500 sq.ft.	N/A (conversion of existing space)	Up to maximum allowed by FAR of underlying zoning district ADU shall not be larger than the primary unit[iii] Up to 800 sq.ft. of ADU area is exempt from total FAR.[iv] ADU area exceeding 800 sq.ft. counts towards total FAR.					N/A (conversion of existing space)
Floor Area Ratio (FAR)	JADU area counts towards total FAR	Up to 800 sq.ft. of ADU area is exempt from total FAR.[iv]						Up to 800 sq.ft. of ADU area is exempt from total FAR.[iv]
Setbacks	Required setbacks of underlying zoning district	N/A (conversion of existing space)	4 ft. for side and rear yards[iv]	4 ft. for side and rear yards[iv]	4 ft. for side and rear yards			N/A (conversion of existing space)
Daylight Plane	Same as underlying zoning	N/A	12 ft. at a 45-degree angle, measured from the nearest side and rear property lines (N/A for State Exempt ADUs)		12 ft. at a 45-degree angle, measured from the nearest side and rear property lines (N/A for State Exempt ADUs)			N/A
Maximum Height	N/A (conversion of existing space)	N/A (conversion of existing space)	24 ft. to plateline, 32 ft. to roof peak as measured from existing grade	18 ft. to plateline, 24 ft. to roof peak as measured from existing grade	18 ft. to plateline, 24 ft. to roof peak as measured from existing grade		24 ft. to plateline, 32 ft. to roof peak as measured from existing grade	N/A (conversion of existing space)
Parking	None required. Voluntary Parking is allowed and encouraged, please see SMMC 27.19.060(f)(2) for details.							
Deed Restriction	Required	Not Required						
Short Term Rental	Prohibited per SMMC 27.19.030							
Owner Occupancy	Required when bathroom is shared	Not Required						

[i] JADU/ADU conversions can be processed concurrently with an addition to an existing single-family dwelling, subject to permitting requirements and development standards for R1 Zoning Districts (Planning Application may be required).
[ii] Not to exceed the number of existing multi-family units. When multiple detached ADUs are proposed on a multifamily property, the ADUs must be detached from the primary dwelling but may be attached to each other.
[iii] For multifamily, each individual unit is considered a "primary unit." ADU shall not be larger than the smallest individual primary unit, except if primary unit is less than 800 sq.ft., in which case a by-right ADU of 800 sq.ft. would still be permitted.
[iv] An ADU that meets the requirements for accessory structures in the rear 1/3 of the parcel may be located within a required setback, refer to SMMC 27.70 for applicable standards.

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