

# Attachment A: Comparison of Existing vs Revised ADU Ordinance

January 21, 2020

	<b>Existing 2017 ADU Ordinance</b>	<b>Revised 2020 ADU Ordinance</b>
<b>Permitting Procedure</b>	Ministerial, except that a discretionary ADU permit may be issued for an ADU that deviates from certain development standards (standards denoted by a *)	Ministerial
<b>Location</b>	Single-Family Districts, Residential Planned Unit Districts, Multiple-Family Districts, Agricultural Districts	Same, plus Waterfront Recreational District
<b>Minimum Lot Size</b>	*Countywide: 6,000 ft <sup>2</sup> *Kensington: 10,000 ft <sup>2</sup>	No requirement
<b>Maximum Lot Coverage</b>	25 to 40%, depending on district	No requirement
<b>Junior ADUs</b>	No; regular ADUs only	Yes; internal conversion of up to 500 ft <sup>2</sup> within an existing single-family dwelling; can be combined with or in addition to a regular detached ADU on same lot
<b>Maximum Size - Detached ADU</b>	Countywide: 1,000 ft <sup>2</sup> on lots less than 12,000 ft <sup>2</sup> 1,200 ft <sup>2</sup> on lots of 12,000 ft <sup>2</sup> or more or in -A districts *Kensington: 600 ft <sup>2</sup> , or up to 1,000 ft <sup>2</sup> with a discretionary permit	Countywide: 1,000 ft <sup>2</sup> on lots less than 12,000 ft <sup>2</sup> 1,200 ft <sup>2</sup> on lots of 12,000 ft <sup>2</sup> or more or in -A districts Kensington: 850 ft <sup>2</sup> for 1 bedroom 1,000 ft <sup>2</sup> for 2+ bedrooms
<b>Maximum Size - Attached ADU</b>	50% of living area of primary dwelling unit or the applicable size limitation for a detached ADU on the same lot, whichever is less	50% of living area of primary dwelling unit or the applicable size limitation for a detached ADU on the same lot, whichever is less, but not less than 800 ft <sup>2</sup>
<b>Maximum Height</b>	*Countywide: Same as primary dwelling unit *Kensington: 14 ft	Countywide: Same as primary dwelling unit Kensington: 16 ft
<b>Multiple-Family Dwellings</b>	1 internal conversion	At least 1 internal conversion and not more than 25% of number of existing multiple-family units in the dwelling
<b>Lots with Multiple-Family Dwellings</b>	1 detached ADU	Up to 2 detached ADUs with 4 ft side and rear yards and not more than 800 ft <sup>2</sup> in size and 16 ft in height
<b>Exterior Appearance</b>	Must be architecturally compatible with primary dwelling or surrounding neighborhood; separate entrance not visible from street	Separate entrance not visible from street
<b>Side and Rear Yards</b>	Same as primary dwelling unit	4 ft
<b>Setbacks and Yards Not Required</b>	Internal conversion	Internal conversion or new construction within footprint of existing building
<b>Replacement Parking for Conversion of Garage, Carport, or Covered Parking Structure</b>	Required	Not required
<b>Owner-occupied</b>	Primary dwelling unit and ADU may not be rented at the same time	Only required for junior ADUs
<b>Short-term Rentals</b>	Prohibited	Prohibited