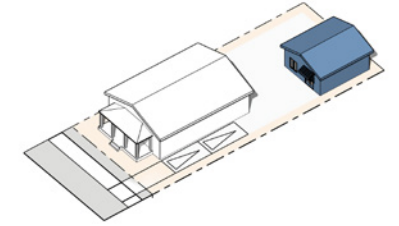
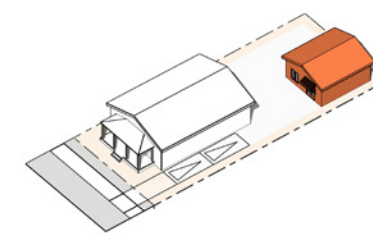
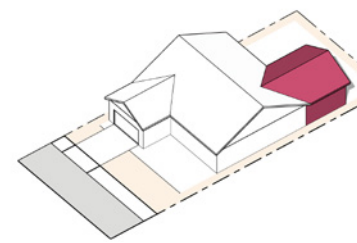
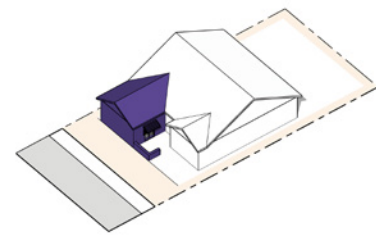
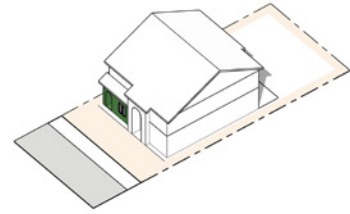


Summary of Development Standards for ADUs



	JADU (Conversion or Addition)	Attached ADU (Conversion)	Attached ADU (Addition)	Detached ADU (Conversion)	Detached ADU (New)
Zoning	R-1, R2, R-3	R-1, R2, R-3	R-1, R2, R-3	R-1, R2, R-3	R-1, R2, R-3
Location of ADU	Entirely within a proposed or existing single-family dwelling structure.	Within a proposed or existing single-family or multi-family structure.	Attached to a proposed or existing single-family or multi-family structure.	Within an accessory structure on the same lot as an existing or proposed single-family or multi-family dwelling.	Within an accessory structure on the same lot as an existing or proposed single-family or multi-family dwelling.
Max. # ADUs per Lot	1 JADU + 1 ADU per lot	1 ADU + 1 JADU per lot	1 ADU + 1 JADU per lot	1 ADU + 1 JADU per lot	1 JADU + 1 ADU per lot
Min. Lot Size	None (ability to satisfy setbacks and lot cover may be impacted by lot size)	None (ability to satisfy setbacks and lot cover may be impacted by lot size)	None (ability to satisfy setbacks and lot cover may be impacted by lot size)	None (ability to satisfy setbacks and lot cover may be impacted by lot size)	None (ability to satisfy setbacks and lot cover may be impacted by lot size)
Max. Floor Area (sq. ft.)	500	1,200	Lesser of 1,200 square feet or 50% of floor area of primary dwelling (less existing JADU or Attached ADU)	1,200	1,200
Max. Height from Ground (ft)	n/a	16	16	16	16; if unit is on second story (such as over a garage) use height in zone; in R1 second story must comply with setback standards in zone
Max. # Stories for Unit	1	1	1	n/a	1
Min. Front Setback (ft)	Same as zone	Same as zone	Same as zone	Same as zone	Same as zone
Min. Side Setback (ft)	Same as existing structure	Same as existing structure	4	4	4
On 2nd Story in R1	-	-	-	-	5
Min. Side Street Setback (ft)	Same as existing structure	Same as existing structure	4	4	4
On 2nd Story in R1	-	-	-	-	10
Min. Rear Setback (ft)	Same as existing structure	Same as existing structure	4	4	4
On 2nd Story in R1	-	-	-	-	Lesser of 25' or 20% lot depth
Max. Total Lot Coverage*	40% (45% in R1 if all buildings on lot are 1 story)	40% (45% in R1 if all buildings on lot are 1 story)	40% (45% in R1 if all buildings on lot are 1 story)	40% (45% in R1 if all buildings on lot are 1 story)	40% (45% in R1 if all buildings on lot are 1 story)
Unit Entrance	Separate Entrance from Primary Dwelling	Separate Entrance from Primary Dwelling	Separate Entrance from Primary Dwelling	n/a	n/a
Parking	None; parking lost to conversion does not need to be replaced	None; parking lost to conversion does not need to be replaced	None	None; parking lost to conversion does not need to be replaced	None
Kitchen	Efficiency Kitchen	Full Kitchen	Full Kitchen	Full Kitchen	Full Kitchen
Bathroom	Full Bathroom or Access to Existing Full Bathroom in Primary Dwelling	Full Bathroom or Access to Existing Full Bathroom in Primary Dwelling	Full Bathroom or Access to Existing Full Bathroom in Primary Dwelling	Full Bathroom	Full Bathroom
Facilities	Living, Sleeping, Eating, Cooking	Living, Sleeping, Eating, Cooking	Living, Sleeping, Eating, Cooking, Sanitation	Living, Sleeping, Eating, Cooking, Sanitation	Living, Sleeping, Eating, Cooking, Sanitation

This table is provided for reference. For complete standards, see § 8-5.5004 (Accessory dwelling units) in the Yuba City Municipal Code. Compliance with building code and fire safety codes not summarized in this table are required. For example, if primary dwelling unit includes fire sprinklers, ADU must but be outfit with fire sprinklers.

** lot coverage shall be relaxed as needed to allow an ADU up to 800 square feet in area. "Lot coverage" is the area of all buildings on a lot, including all projections except eaves and patio covers (see § 8-5.8034 in the Yuba City Municipal Code).*