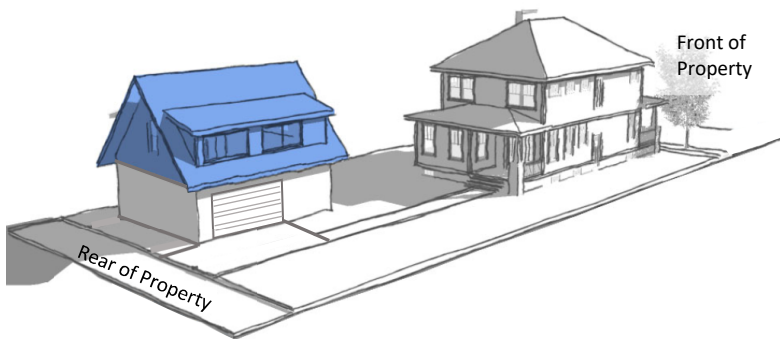


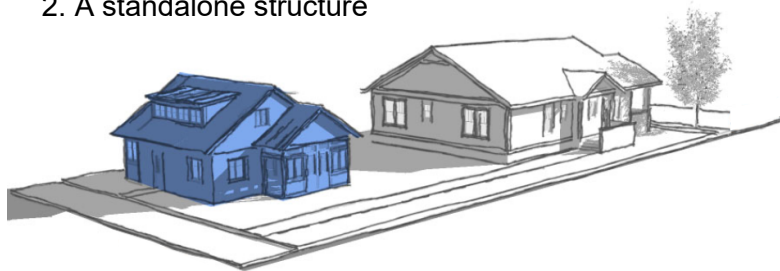
# Accessory Dwelling Unit (ADU) Detached

*Detached ADUs are secondary living areas on a residential lot which may be located to the front, side, or rear of the principal home.*

## Potential Configurations:



### 2. A standalone structure



*Other configurations may be considered*

- **Zone Districts Allowed:** A, R-2, R-4, R-5, R-Flex Low, R-Flex Med., R-Flex High, OR, MX-N, MX- T, MX-M, MX-I FBZ NNA-O-South (Conditionally in MX-L and LI)
- Occupancy must comply with municipal code, including any limitations imposed by the fire and building codes
- **Utilities:** May be connected to the same system separates services
- **Owner Occupancy:** Not required
- **Minimum Lot Size (square foot):** Can be found in the Unified Development Code (UDC) under the Article 7.4.2 Dimensional Standards section
- **Parking:** 3 off street spaces (1 ADU and 2 SFR units). May be located in a garage or driveway
- **Maximum Height:**
  - 25-feet: With a roof pitch less than 6:12 or flat
  - 28-feet: With a roof pitch 6:12 or greater
- **Unit Size (sqft):** The ADU may be 50% of the gross floor area of the principal structure but cannot exceed 1,250 square feet.
  - Lots with a principal structure less than 1,500 square feet may build up to a 750 square foot ADU.
- **Setbacks:**
  - Rear yard, ADU setback 5' if standard or 10' if located above the garage and the overhead door faces the alley
  - Front and Side yard setback are to comply with the zone district.
- **Architecture:** No requirements
- **Subdivision:** Subdividing the ADU from the principal structure may be permitted as long as all applicable codes are met.