

ADUs: Clearing Up the Confusion

Purpose

- Not a discussion of the pros and cons of ADUs
- Explain the new state regulations
- Explain Palo Alto's additional regulations
- Clarify what can be built for each type of ADU
- Answer frequently asked questions and concerns
- Provide resources for additional information

Background

- In September 2016, Governor Brown signed into law Senate Bill 1069, Assembly Bill 2299 and Assembly Bill 2406 relating to the creation of accessory dwelling units (ADUs) and junior accessory dwelling units.
- These new bills are intended to address the housing crisis by easing regulatory barriers for homeowners who choose to build affordable housing in their own backyards.

(Note that “affordable” is a relative term, as market forces determine rents.)
- The proposed Palo Alto ordinance is designed to comply with these new State mandates, while at the same time enacting additional incentives as well as removing perceived impediments to the the creation of ADUs.

A Brief History of ADUs in Palo Alto

September 12, 1983 -- in response to a large number of permits being issued for large second detached single-family dwelling units in the R-1 Districts, the City Council passed an ordinance effectively banning all such structures greater than 1,000 square feet for a six month period.

There was a concern that the size and placement of detached unit in single-family districts ran counter to the Comprehensive Plan's policies of maintaining the general low-density character of such neighborhoods.

On November 21, 1983, the Planning Staff presented to the City Council Ordinance No. 3489.

The Ordinance made the construction of a second dwelling unit in the R-1 district a Conditional Use. To construct a second dwelling unit, the site area must:

- Be 35% larger than the minimum lot size allowed in the R-1 district
- Be separated from the main dwelling by a distance of 12 feet
- Be limited in size to 900 square feet and 20 feet in height.

Brief History of the City of Palo Alto Zoning Ordinance

<http://www.cityofpaloalto.org/news/displaynews.asp?NewsID=873&TargetID=239>

Accessory (*non-dwelling*) Structures

- Examples are: garages, offices and studios, gazebos, green houses, storage sheds, play houses, mechanical equipment (e.g., air conditioning units)
- Regulations include setbacks and the daylight plane to preserve the characteristics of a residential neighborhood as well as privacy and daylight to each lot.
- Must have a use that is incidental to main dwelling.
- Generally, must be separated from the main dwelling by at least three feet, but depends on the type of structure and the Building Code.
- May be connected to the main dwelling by a breezeway (considered a part of the accessory building).
- May NOT have a kitchen.
- Cannot occupy an area exceeding fifty percent of the required rear yard.
- Counts toward the total lot coverage.
- Structures over 120 sq. count towards floor area.



What is an ADU

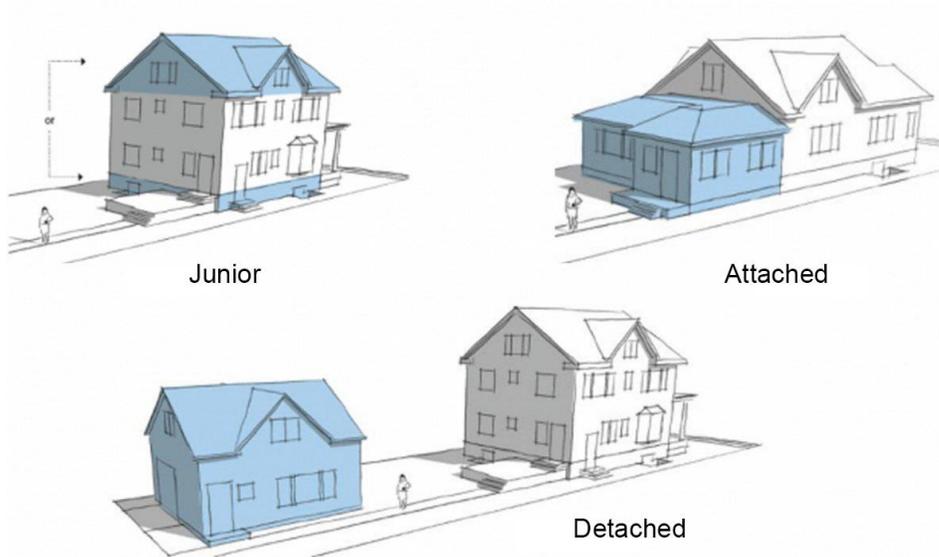
ADU = Accessory Dwelling Unit

An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons.

Includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the single-family dwelling is situated.

ADUs generally take three forms:

- **Detached:** The unit is separated from the primary structure. Can be a new or converted structure.
- **Attached:** The unit is attached to the primary structure. Can be a garage conversion or a house addition.
- **Junior Accessory Dwelling Unit:** Must be created within the existing walls of an existing primary dwelling, and must include conversion of an existing bedroom.



What Limits How Much You Can Build?

- Total Size of Structure(s) (aka FAR)
- Footprint (aka Lot Coverage)
- Setbacks
- Height
- Daylight Plane
- Residential District

Total Size of Structure(s) (aka FAR)

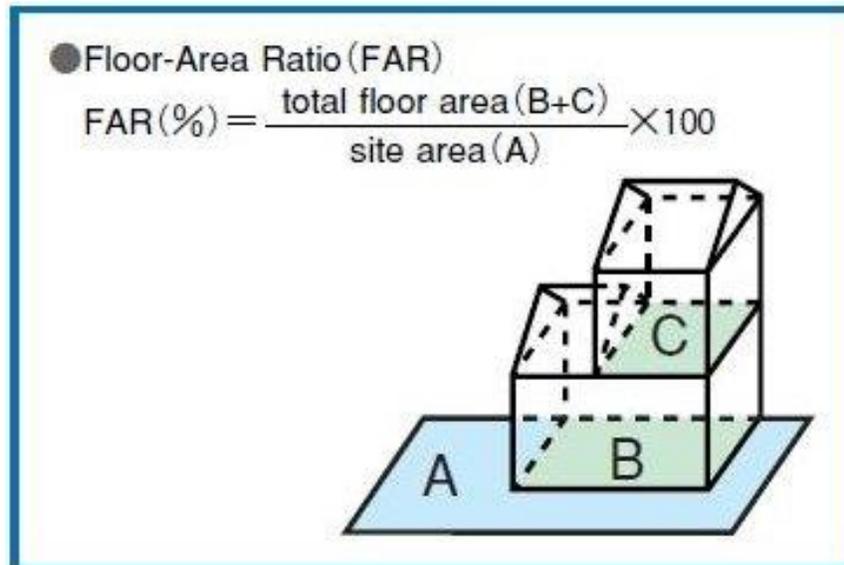
FAR = Floor Area Ratio

- The relationship between the total amount of floor space of a building and the total area of the lot on which the building stands.
- Gross Floor Area is the total covered area of all floors of the house, plus covered parking and all accessory buildings greater than 120 square feet.
- Basements do not count.
- For R-1, R-2 and RE districts, the maximum total gross floor area on a single family lot is 45% of the first 5,000 square feet of lot area plus 30% of lot area over 5,000 square feet.

For RMD districts, the FAR is 0.50.

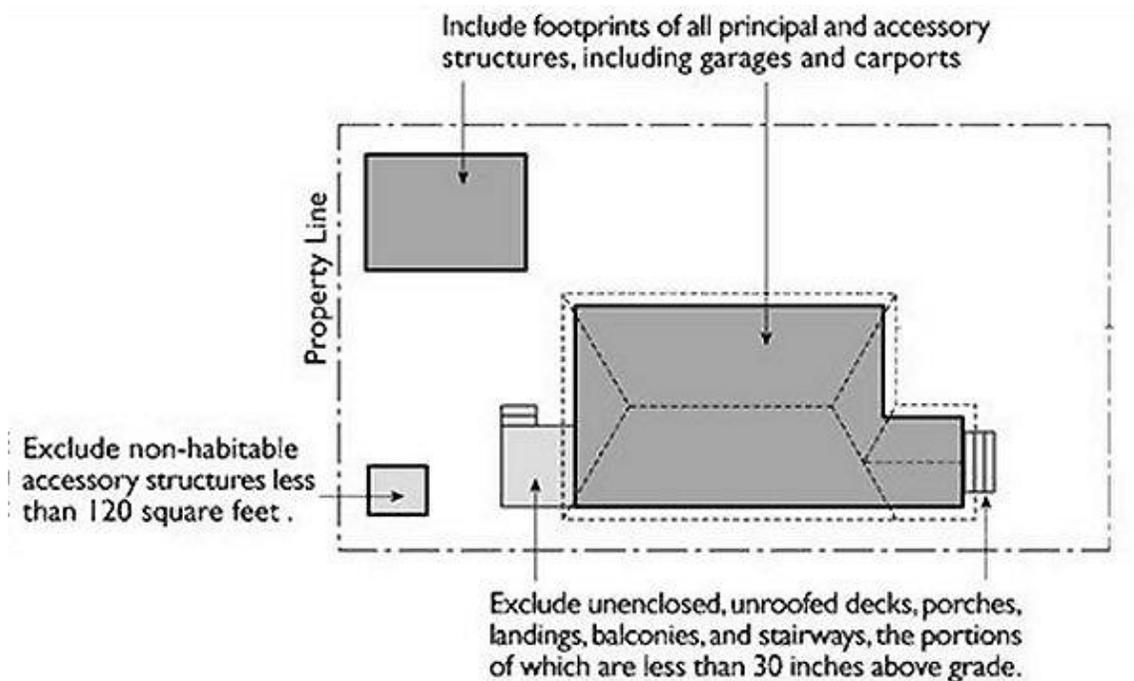
In OS districts, the FAR depends on lot size and impervious coverage.

- Example: For an R-1 7,000 sf lot, the allowable gross floor area is 2,850 sf ($0.45 \times 5000 \text{ sf} + .30 \times 2000 \text{ sf}$)



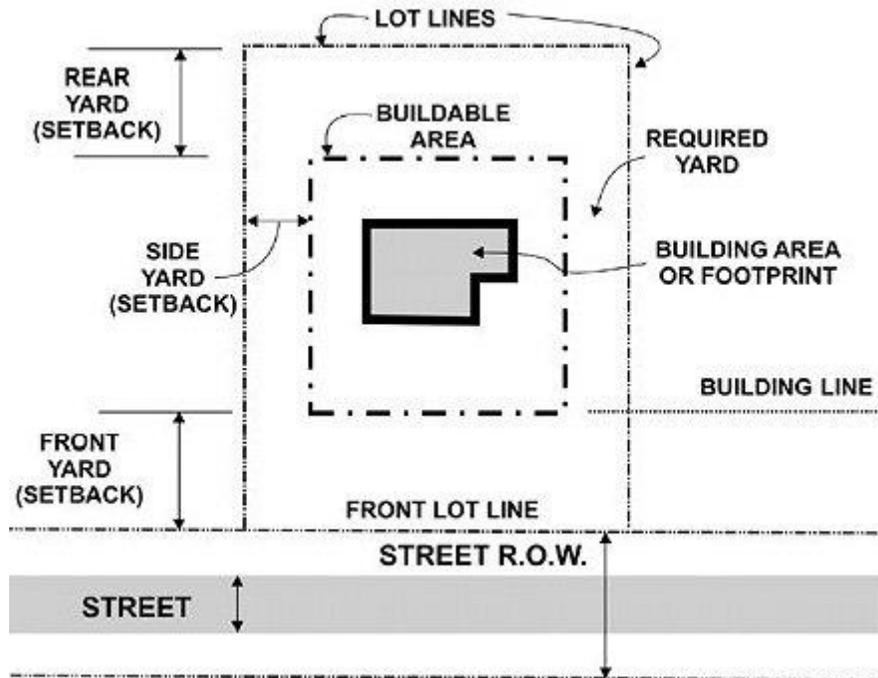
Footprint (aka Lot Coverage)

- Describes how much of the lot is covered by structures—that is, their footprint.
- Includes all structures--the main residence, covered parking, and accessory units, as well as projecting elements such as balconies, stairways, porches, and patio covers.
- Although lot coverage differs depending on zoning district and number of house stories, the range is 25-40%.
- For a single story home (or in a single-story overlay zone), the maximum lot coverage is the same as the Floor Area Ratio.
- For a multi story home, the maximum lot coverage is 35%.
- An extra 5% of area is allowed to be covered by a patio or overhang.



Setbacks

- The distance by which any structure is required to be removed from a property line or street.
- Setbacks define the required yards surrounding the building area. These required yards are important as landscaping opportunities to keep neighborhoods attractive as well as for the preservation of privacy.



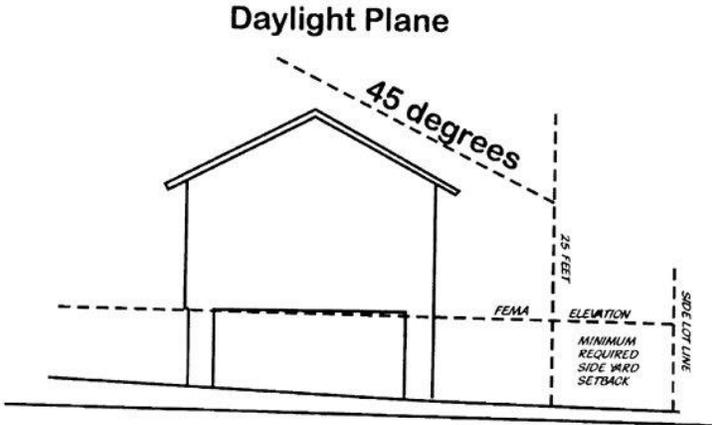
- Generally for R-1 zones:
 - 20 feet front yard
 - 20 feet rear yard
 - 6-8 feet interior side yard
 - 16 feet street side yard

Height

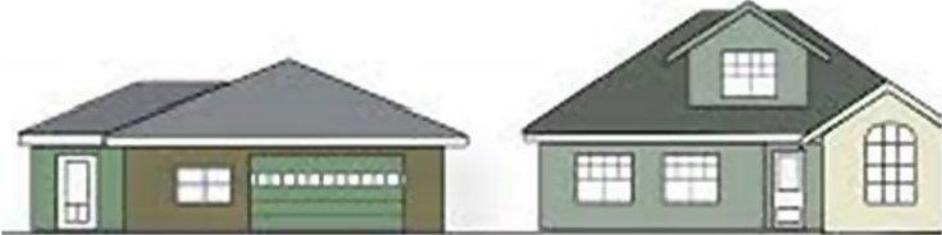
- In R-1 districts, ADUs must be 1-story with a height restriction of 17 feet, even if the main house is a 2-story house or the property is in a flood zone.
- In RE districts, attached ADUs may be 2-stories and 30-ft.
- In OS districts, attached ADUs may be 2-stories and 25-ft.
- In all districts, detached ADUs must be 1-story with a height restriction of 17 feet.

Daylight Plane

- Refers to a measurement that limits the impact of a building on neighboring properties.



ENSURES THIS



INSTEAD OF THIS



Residential Districts

Palo Alto has several residential zoning districts. ADU rules vary somewhat depending on the district.

R-1	Single-family
R-2	Two-family
RMD	Two unit multiple-family
RE	Residential Estate – 1 acre minimum
OS	Open Space District – 10 acre minimum
RM-15	Low density multiple-family
RM-30	Medium density multiple-family
RM-40	High density multiple-family
S	Single-story combining district

The New ADU Ordinance

State Regulations became effective January 1, 2017. The state laws are a blend of three bills—one from the Senate and two from the Assembly—with overlapping regulations.

Approval & Design

State Regulations

- Requires that ADUs that conform to the zoning code must be permitted through a building permit only, but allows development standards.
- For ADUs that require an addition or a new accessory structure, development standards such as parking, height, lot coverage, lot size and maximum unit size can be established with certain limitations.

New ADU Ordinance

- State requirements, plus
- For new or converted detached accessory dwelling units, no windows, doors, mechanical equipment, or venting or exhaust systems, located within six feet of a property line.
- Removed ADU architectural design and compatibility requirements.
- Street addresses shall be assigned to all accessory dwellings to assist in emergency response.
- Any window, door or deck of a second story accessory dwelling unit must use techniques to lessen views onto adjacent properties to preserve the privacy of residents
- For detached ADUs, prohibit windows, doors, mechanical equipment, or venting or exhaust systems within six feet of a property line.
- Outside of ordinance, staff was directed to return to Council with potential Eichler design guidelines relating to ADUs, including lower height limits.

Occupancy

State Regulations

- Property owner must reside in the primary unit or ADU. (This new requirement also enables Code Enforcement staff to respond to concerns about absentee owners and property maintenance.)
- The ADU cannot be rented for less than 30 days.
- The owner must record a deed restriction stating that the ADU/JADU cannot be sold separately from the single family residence and restricting the ADU/JADU to the size limitations and other requirements of any local ordinance.

New ADU Ordinance

- State requirements, plus
- Allows a property owner to rent both the ADU/JADU and principal residence to one tenant (who cannot sublet the units).

Minimum Lot Size / Lot Coverage

State Regulations

- Local government may establish minimum and maximum sizes.
- JADUs, and units constructed within existing buildings, must be allowed on any size lot.

New ADU Ordinance

- State requirements, plus
- Permits ADUs in all residential districts, except the RM-15, RM-30 and RM-40 districts.
- Attached and detached ADUs are limited to lot sizes of 5,000 sq ft or more.
- Removes “35% greater” minimum lot size requirements for lots that are at least 90% of standard lot size within each zone, meaning that a lot no longer has to be 135% of the minimum lot size for the district in order to add an ADU.
- ADUs are subject to site lot coverage standards, except in instances where adding the ADU results in the property exceeding the lot coverage standard. In such cases, those ADUs are not counted as lot coverage.

FAR

State Regulations

- Local government may establish rules for ADUs.

New ADU Ordinance

- Must comply with the underlying zoning districts requirement for FAR.
- For properties whose FAR is at or near the maximum for the site, allows an extra 175 sq ft of FAR for an attached or detached ADU (does not increase the maximum size of the ADU itself).
- For properties whose FAR is at or near the maximum for the site, allows an extra 50 sq ft of FAR for a JADU (does not increase the maximum size of the JADU itself).

Setbacks

State Regulations

- No setbacks are required for an existing garage converted to an ADU, but only apply if existing garage is not needed as required parking for principal dwelling.

New ADU Ordinance

- State requirements, plus
- Require no more than 6-ft side and rear setbacks for ADUs.
- In the RE and OS districts, a second story ADU above a garage can be located 5 feet from the side or rear property line.
- Eliminates the 12 feet separation between an existing single family home and a detached ADU.

ADU Size

State Regulations

- Limits JADUs to 500 sf.
- Limits attached ADUs to 450 sf or 50% of existing floor area, whichever is less.
- Limits detached to 1200 sf.

New ADU Ordinance

- Limits JADUs to 500 sf.
- Limits attached ADUs to 600 sf or 50% of existing floor area, whichever is less.
- Limits detached to 900 sf.

ADU Height

State Regulations

- Local government may establish rules.

New ADU Ordinance

- Maximum height limited to one story and 17 ft, including SSO neighborhoods and flood zones, even if the main house is a grandfathered 2-story house.
 - In RE zones, attached ADUs may be 2-stories and 30-ft.
 - In OS zones, attached ADUs may be 2-stories and 25-ft.
- Staff to consider design guidelines specific to Eichler neighborhoods.

Parking

State Regulations

- Not to exceed 1 per unit or per bedroom.
- No parking required under certain conditions.

New ADU Ordinance

- No parking is required for an ADU or JADU.
- No covered parking replacement for the main dwelling is required if the parking space is converted to an ADU or JADU.
- Previously approved ADUs will not be required to retain parking spaces that were previously required.
- Any designated required covered parking for the primary dwelling unit that is converted to an ADU (such as a garage conversion) must be replaced. The replacement parking space may be covered/uncovered; an uncovered space is permitted within the front setback on an existing driveway. All new parking structures must comply with development standards of the underlying zoning.

Requirements for All ADUs

City must ministerially approve within 120 days an application to create within a single family residential zone one ADU per single family lot given the following:

- A single-family dwelling must exist on the lot or shall be constructed on the lot in conjunction with the construction of the accessory dwelling unit.
- Only one ADU or JADU may be located on any lot.
- The ADU must have a separate entryway.
- The ADU will have its own street address (to assist in emergency response).
- An ADU conversion must have side and rear setbacks that are sufficient for fire safety.
- No parking is required for an ADU. However, if parking is provided for the ADU, it must have street access from a driveway in common with the primary residence.
- For second story ADUs all windows, doors or decks shall utilize techniques to lessen views onto adjacent properties to preserve the privacy of residents. These techniques may include placement of doors, windows and decks to minimize overview of neighboring dwelling units, use of obscured glazing, window placement above eye level, and screening between the properties.
- Replacement off street parking for a converted garage can be tandem or in setback areas.
- Either the single-family residence or the ADU must be occupied by the owner of the residence (state law), BUT both the primary residence and the ADU may be rented to a single tenant (Palo Alto law). That tenant is prohibited from sub-leasing the primary dwelling or the ADU.
- An ADU may be rented, but NOT for less than 30 days.
Note that short-term rentals are not legal in Palo Alto.
- An ADU cannot be sold separately from the primary residence.
- Prior to issuance of a building permit for the ADU, the owner must record a deed restriction stating that the ADU/JADU cannot be sold separately from the single-family residence and restricting the ADU to the size limitations and other requirements of the ADU/JADU ordinance.
- No protected tree shall be removed for the purpose of establishing an ADU unless the tree is dead, dangerous or constitutes a nuisance.

Junior ADU

- 500 square foot maximum.
- If the addition of the ADU exceeds the maximum floor area for the site, an extra 50 sq ft of overall floor area would be allowed.
- Must be located within the existing walls of an existing primary dwelling, and must include conversion of an existing bedroom.
- Cannot be created by converting non-bedroom spaces within the home or adding onto the structure.
- Must have its own separate entrance.
- Must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. No gas or 220V circuits are allowed.
- May share a bath with the primary residence or have its own bath.
- Can be in a basement IF at least part of the basement has already been converted to a bedroom.



Attached ADU

- The ADU is attached to an existing dwelling or located within the living area of the existing dwelling (such as a basement).
- Consists of group of rooms for living, sleeping and eating, and a full kitchen and a full bathroom.
- The increased floor area of the unit cannot exceed 50% of the existing living area.
- 600 square foot maximum.
- If the addition of the ADU exceeds the maximum floor area for the site, an extra 175 sq ft of overall floor area would be allowed.
- Maximum height (including property in a special flood hazard zone): one story and 17 feet.
In the RE District ADUs may be two stories and 30 feet.
In the OS zone ADUs may be two stories and 25 feet.
- A basement space may be used as an ADU, but is not included in the calculation of floor area for the entire site. Must have a separate, external entrance.
- No windows, doors, mechanical equipment, or venting or exhaust systems can be located within six feet of a property line.
- Except for a corner lot, the entryway cannot face the same lot line as the entryway to the main dwelling unless the ADU entryway is located in the rear half of the lot. Exterior staircases to second floor units shall be located toward the interior side or rear yard of the property.
- No setback can be required from an existing garage or accessory structure that is converted to an ADU.
- The City may not require new or separate utility connections between the accessory dwelling unit and utility service, such as water, sewer, and power. If a new, separate connection or increased capacity is required, the owner may request it.



Garage Conversion



Detached ADU

- The ADU is a separate building on the same lot as an existing single-family home.
- Consists of group of rooms for living, sleeping and eating, and a full kitchen and a full bathroom.
- 900 square foot maximum.
- If the addition of the ADU exceeds the maximum floor area for the site, an extra 175 sq ft of overall floor area would be allowed.
- Maximum height (including property in a special flood hazard zone): one story and 17 feet.
- Six foot minimum rear and side setbacks; 16 feet from a street sideyard.
- No setback can be required from an existing garage that is converted to an ADU.
- No portion of the building may encroach into a daylight plane beginning at a height of eight feet (8') at the property line and increasing at a slope of one foot (1') for every one foot (1') of distance from the property line.



Converted Sheds



Converted Garage & Interior



Pre-fab ADUs



736 sq. ft.



645 sq. ft.



What's the Process for Creating an ADU?

Figure Out What You Need

- ✓ Determine the type of ADU: Junior, Attached, Detached.
 - ❖ Will a garage or existing accessory building be converted?
 - ❖ Will a basement be converted?
- ✓ Determine how much FAR is available for the ADU.
- ✓ Will the ADU require a basement?
- ✓ Do sufficient setbacks exist?

Consider Costs

- ✓ Construction of the unit
 - ❖ Materials and labor
 - ❖ Site preparation (grading, excavating, foundation)
 - ❖ Building (framing, plumbing, roofing, flooring, kitchen, etc)
 - ❖ Landscaping
- ✓ Financing (second mortgage or construction loan)
- ✓ Utility hookup costs, including new water and sewer lines (see the Single Family Residential Utility Service Application for Electric, Water, Gas, & Wastewater Facilities Installation)
- ✓ Palo Alto Building Permit Fees
 - ❖ Building permit fees are based on a proportion of the total construction cost, including all materials and labor involved in the proposed work.
 - ❖ Other fees include Building Division plan checking, zoning plan check, and plumbing, mechanical and electrical permit fees
 - ❖ Fee tables are available on the Development Center page of the City website.
- ✓ Green Building requirements apply to most residential projects and requires applicants to incorporate sustainable design, construction, and operational requirements into their design.
- ✓ Impact fees, such as school fees for residential additions greater than 500sf.
- ✓ Estimate increased property taxes.

Review the Residential Construction Guide

- ✓ Check the status of your deed for any restrictions
- ✓ Are you in a flood zone?
- ✓ Is your property located in a historic preservation district?
- ✓ Review Tree protection rules

Draw Up Plans

- ✓ Hire a design professional and/or contractor.
- ✓ Construction plans are required and include foundation plans, floor plans, framing plans and duct work and piping plans.

Apply for a Building Permit Through the Development Center

All ADU additions or conversions will require a building permit. Additional permits might also be required for plumbing, heating and cooling, roofing and electrical work.

- ✓ Complete the Building Permit Application
- ✓ Complete the Single Family Residential Utility Service Application for Electric, Water, Gas, & Wastewater Facilities Installation
- ✓ Once approval is received, construction work must start within 180 days of the issuance of the permit.

Frequently Asked Questions

Building an ADU

- **Must an ADU be used as a dwelling?**

No. It must be used for a residential purpose, but may include a home office or home occupation use.

- **Can an ADU include a loft or mezzanine?**

Yes, if it conforms to height requirements.

- **Are there any architectural restrictions?**

An ADU must meet requirements relating to height, setback, lot coverage, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

- **Do neighbors have a say? Are they notified?**

The permit process is ministerial, which does not require public notice. All permits are public records.

- **If an existing structure is converted to an ADU, does it have to be up to code if it's an older, pre-1960s building?**

Yes, the converted ADU (such as a garage conversion) is required to meet the current architectural, fire and energy code requirements.

This may include light and ventilation requirements, vapor barrier over the concrete slab, insulation of walls and ceiling for the conditioned space, installing raised curbs under exterior walls for 8" wood to grade separation, heating facilities required for habitable space, review of protected and unprotected openings in exterior walls based on distance to property line, roof must comply with attic ventilation.

The area of new work is required to comply with the current code requirements, the existing building that is not being altered can remain the same, unless it is impacted by the alteration, e.g. new openings for windows.

- **If an accessory structure is on a property line and is converted to an ADU, are 6-foot setbacks required?**

If it is a conversion only of existing floor area within an existing structure, setbacks, except those required for fire safety, are not applied, including daylight plane requirements.

However, a new detached ADU requires 6-foot side and rear setbacks. Also, modified daylight plane rules apply.

- **How far does a detached ADU have to be from the main dwelling unit?**

There are no specific requirements, although building code requirements apply.

- **Can an ADU have a basement?**

Yes, if not in a flood zone. The basement will count towards maximum ADU size and may count towards overall FAR.

- **Can a basement be an ADU?**

Yes, an existing basement can be converted to an ADU as well as a new ADU can be in a basement, provided it complies with the building code.

- **Can an ADU be a prefabricated unit?**

Yes, but it must be on a permanent foundation, or on a chassis (for manufactured homes).

- **Are setbacks required when an existing garage is converted to an ADU?**

No.

- **What building fees are required?**

All impact fees, including water, sewer, park and traffic fees must be charged in accordance with the Fee Mitigation Act, which requires fees to be proportional to the actual impact (e.g., significantly less than a single family home). Fees include:

Building Permit Fees--City of Palo Alto

Building Development Impact Fees--City of Palo Alto

Utilities Fees, City of Palo Alto – Utilities

Palo Alto Unified School District School Impact Fees

Property Tax Changes--Santa Clara County Assessor's Office

Variances

- **Can an ADU be issued a Conditional Use Permit?**

No.

- **Can a variance for increased FAR, increased height or decreased setbacks be requested?**

Variations from development standards can be granted subject to meeting specific findings.

Increased FAR

- **What does the increased ADU FAR allow?**

Increased ADU FAR permits an additional 175 square feet of building area beyond the maximum floor area (FAR) allowed on lots with a one-story ADU. (50 additional square feet for a JADU.)

The additional square footage cannot be used to increase the size of the ADU itself beyond the square foot floor area limitation, but gives property owners the ability to add such units when they are close to the applicable FAR limit.

Privacy

- **What privacy rules are in effect?**
- The daylight plane, in conjunction with the setbacks and height limits, is intended to contain development on the lot in a way that preserves privacy and exposure to natural light.
- The daylight plane for a detached ADU is measured at 8 feet with a 45 degree angle.
- The daylight plane for an attached ADU is the same as the primary house.
- The front setback remains at 20 feet. No structures are permitted within the front setback.
- Are maximum height requirements different in a flood zone?
No. Even if the base grade is raised, the maximum building height is still 17 feet. A deviation from this standard could be requested and acted upon by filing a variance application with the planning department.

Occupancy

- **Are there any occupancy limits (how many people in an ADU)?**
Must conform to the Building Code.

Rental Issues

- **The ADU cannot be rented for less than 30 days, but can the main dwelling?**
No, the primary unit is also prohibited from short term rentals.
- **Can I rent out my ADU on Airbnb or a similar service?**
Yes, if the rental is greater than 30 days. Short term rentals are not permitted regardless of the business used to advertise the rentals.
- **Is there a limit on how much rent can be charged?**
No.
- **Is a business license required to rent out an ADU?**
No.
- **Are homeowners who rent ADUs subject to rules governing landlords / apartments, including eviction law?**
Yes. The landlord-tenant relationship is governed by local, state and federal laws.
- **Are ADUs covered by non-smoking rules?**
The City does not regulate smoking in single family homes.
- **What happens to homeowner insurance rates? What are the landlord's liabilities? Protections?**
Contact an insurance agent for your specific needs.

Utilities

- **Can an attached or detached ADU connect to the existing dwelling's utilities?**
Yes, assuming adequate capacity.
- **Who pays for new utilities (sewer, water, electricity, gas) to be connected to new ADUs?**
The homeowner.
- **Can an ADU have solar panels?**
Yes.
- **Can the city charge utility installation fees?**
If new connections are required, yes.
- **Who pays for the ADU's utilities?**
The homeowner would decide that as part of the rental agreement.
- **Who pays for garbage collection? Does the ADU have separate bins? Are there differences for JADUs vs ADUs?**
Depend on the capacity required and the fees required by the waste collector.

Taxes

- **Will property taxes increase for a new ADU?**
Reassessment of a property is required any time new construction occurs.
However, in determining the value of new construction, only the improvement being added—in this case, the ADU—is considered.
Assessment can also be based on income from a rental.
Note that the Assessor's Office is required by law to value new construction whether or not a building permit has been issued.
- **Will property taxes increase for a JADU?**
Yes, based on the cost of construction on the building permit application.
- **Will property taxes increase for conversion of an existing structure?**
Probably, depending on the amount of construction involved.
- **At what rate would rental income be taxed?**
Ordinary income. Talk to your accountant about deducting expenses, such as depreciating the costs of construction and about how this affects tax treatment upon sale.
- **Would one be taxed for renting to relatives or friends?**
Yes, it's still rental income.

For all tax-related issues, see the Santa Clara County Assessor's page at <https://www.sccassessor.org/index.php/property-information/homeowners/homeowner-new-construction>

CC&Rs

- **Do ADU regulations take precedence over CC&Rs?**

City regulations are separate from CC&Rs. The City does not regulate or impose CC&Rs.

“We reached out to several attorneys on our legislative committee and their response was clear: the changes in the law modify the Governmental Code which applies to government – i.e. counties, cities, and their planning ordinances. Neither bill affects the private use restrictions in the CC&Rs of California HOAs.”

See <https://www.echo-ca.org/blogs/does-new-law-override-ccr-restrictions-granny-units>

Compatibility – Historic and Eichler Neighborhoods

- Two of Palo Alto’s Eichler neighborhoods, Green Gables and Greenmeadow, are historic districts listed in the National Register of Historic Places. Do ADUs in these communities require special review?

Council directed staff to consider incorporate potential Eichler design guidelines for ADUs, including lower height limits.

Property owners in the two designated historic districts may require additional considerations when developing the guidelines above whatever the city might produce for other Eichler neighborhoods without the historic designation.

- **How are ADUs on properties on the City’s historic resources inventory handled? The Historic Resources Board has traditionally dealt with any issues.**

For properties listed in the Palo Alto Historic Inventory, the California Register of Historical Resources, the National Register of Historic Places, or considered a historic resource after completion of a historic resource evaluation, compliance with the appropriate Secretary of Interior’s Standards will be required, as determined by the Planning Director.

Other

- **Do ADUs contribute to our RHNA numbers?**

Yes. They do count toward the City’s Housing Element--the chief policy document describing the City’s housing needs, policies and programs, a State required document that must be certified by the State Department of Housing and Community Development (HCD).

Info Sources

California Department of Housing and Community Development *Where Foundations Begin*, **Accessory Dwelling Unit Memorandum**, December 2016

Zoning Ordinance Technical Manual for Single-Family Residential Zones, 12/13/06

Residential Construction Guide 2017, City of Palo Alto

Residential Inspection Guidelines

City Council Staff Reports on the **Accessory Dwelling Unit Ordinance**

Palo Alto Municipal Code, Title 18: Zoning

Resources

Accessory Dwelling Units (ADU) Regulations Update

http://www.cityofpaloalto.org/gov/depts/pln/advance/accessory_dwelling_units_regulations_update.asp

Palo Alto Development Services

<http://www.cityofpaloalto.org/gov/depts/ds/default.asp>

Palo Alto Building Division

<http://www.cityofpaloalto.org/gov/depts/ds/building/default.asp>

Building Permits

http://www.cityofpaloalto.org/gov/depts/ds/building/building_permits.asp

Residential Construction Guide

<http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=8364>

ADU Project Tasks (from Lilypad Homes)

<http://www.lilypadhomes.org/wp-content/uploads/Second-Unit-Project-Tasks.pdf>

ADU Construction Tasks (from Lilypad Homes)

<http://www.lilypadhomes.org/wp-content/uploads/Second-Unit-Construction-Tasks.pdf>

Santa Cruz Accessory Dwelling Unit Manual

<http://www.cityofsantacruz.com/home/showdocument?id=8875>

Residential Inspection Guidelines

<http://www.cityofpaloalto.org/gov/depts/ds/building/residential.asp>

Residential Inspection Guidelines -- Garage Conversion Requirements

<http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=17817>

Residential Inspection Guidelines -- Flood Hazard Area Requirements

<http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=17816>

Alternative Housing and the Building Official presentation at the March CALBO ABM conference

<http://www.calbo.org/documents/AlternativeHousingandtheBuildingOfficial2017CALBOABM.pdf>

- 1) California Housing Future and the statewide housing assessment 2025
- 2) CRC and CBC requirements on efficiency dwelling units and the ADU legislation and discussion on Tiny Houses
- 3) City of Modesto and S.J. programs to address homelessness and providing low barrier housing.