

**ACCESSORY DWELLING UNIT (ATTACHED/DETACHED) & JUNIOR ACCESSORY DWELLING UNIT COMPARISON CHART**

<b>June 2021</b>	<b>Accessory Dwelling Unit (Detached)</b>	<b>Accessory Dwelling Unit (Attached)</b>	<b>Junior Accessory Dwelling Unit</b>
<b>DEFINITION</b>	A freestanding building and where all sides of the building are not connected to an existing built or proposed to be built single-family detached dwelling or two-family-zero lot line dwelling, including the conversion of or addition to any portion of an existing built or proposed to be built detached accessory building for the purpose of creating an accessory dwelling unit.	A dwelling unit connected to (by a minimum of one shared wall), contained within or a combination of connected to and contained within the existing footprint of an existing built or proposed to be built single-family detached dwelling or two-family-zero lot line dwelling, including an attached garage.	A dwelling unit that is no more than 500 square feet in size, which provides complete independent living facilities for one or more individuals and is contained within or a combination of connected to and contained within an existing footprint of an existing built or proposed to be built single-family detached dwelling or two-family-zero lot line dwelling. It shall include permanent provisions for living, sleeping, eating, and cooking. However, a junior accessory dwelling unit may include bathing and sanitation facilities, or may share bathing and sanitation facilities with the principal residential dwelling unit.
<b>ZONING DISTRICTS WHICH PERMIT THIS USE</b>	R-1A, R-1B, R-1C, R-2, R-3 District, in conjunction with an existing or proposed single-family or two-family-zero lot dwelling.	R-1A, R-1B, R-1C, R-2, R-3 District, in conjunction with an existing or proposed single-family or two-family-zero lot dwelling.	R-1A, R-1B, R-1C, R-2, R-3 District, in conjunction with an existing or proposed single-family or two-family-zero lot dwelling.
<b>CREATION</b>	<ol style="list-style-type: none"> <li>Adding onto, expanding, or converting an existing (conforming) detached accessory building.</li> <li>New construction of a freestanding building.</li> <li>Min. 10 ft. distance from all other buildings.</li> </ol> **Subject to compliance with all Municipal Codes, including but not limited to Zoning, Building, and Fire Codes.	<ol style="list-style-type: none"> <li>Adding onto, expanding, or converting an existing space in the principal dwelling.</li> <li>Conversion of an attached garage (as long as the required off-street parking for the principal dwelling is maintained on the site).</li> <li>Fire wall separation required.</li> </ol> **Subject to compliance with all Municipal Codes, including but not limited to Zoning, Building, and Fire Codes.	<ol style="list-style-type: none"> <li>Adding onto, expanding, or converting an existing space in the principal dwelling.</li> <li>Conversion of an attached garage (as long as the required off-street parking for the principal dwelling is maintained on the site).</li> <li>Fire wall separation may not be required.</li> </ol> **Subject to compliance with all Municipal Codes, including but not limited to Zoning, Building, and Fire Codes.
<b>MAXIMUM SIZE BY UNIT TYPE</b>	Combined area with a JADU shall not exceed the total gross floor area of the principal dwelling unit.	Combined area with a JADU shall not exceed the total gross floor area of the principal dwelling unit.	500 square feet maximum. Combined area with a Detached or Attached ADU shall not exceed the total gross floor area of the principal dwelling unit.
<b>MAXIMUM NUMBER</b>	One (1), plus One (1) Junior Accessory dwelling unit per lot.	One (1), plus One (1) Junior Accessory dwelling unit per lot.	One (1), plus either One (1) Detached or Attached Accessory Dwelling Unit but not both.
<b>BUILDING SETBACKS</b>	Not Allowed in Front of the Principal Dwelling Unit. Side and Rear Yard same as Principal Dwelling Unit. Ten foot minimum separation between Buildings.	Front, Side and Rear Yard same as Principal Dwelling Unit. Ten foot minimum separation between Buildings.	Front, Side and Rear Yard same as Principal Dwelling Unit. Ten foot minimum separation between Buildings.
<b>PARKING</b>	Required parking spaces for principal dwelling shall be maintained.	Required parking spaces for principal dwelling shall be maintained.	Required parking spaces for principal dwelling shall be maintained.
<b>ENTRANCE DOOR</b>	Shared with the primary dwelling unit and/or separate. **Subject to compliance with Building and Fire Codes.	Shared with the primary dwelling unit and/or separate. **Subject to compliance with Building and Fire Codes.	Shared with the primary dwelling unit and/or separate. **Subject to compliance with Building and Fire Codes.
<b>INTERIOR DOOR CONNECTION WITH PRINCIPAL DWELLING UNIT</b>	N/A	Not Required	Only required, if sharing bathroom and kitchen facilities with principal dwelling unit.
<b>BATHROOM</b>	Must have separate bathroom.	Must have separate bathroom.	Shared bathroom in the existing/proposed principal dwelling or can have a separate bathroom in the JADU.
<b>FOUNDATION DESIGN</b>	Permanent frost free foundation required.	Permanent frost free foundation required.	Permanent frost free foundation required.
<b>APPROVAL PROCESS</b>	Inspections Div. Blding Permit review (Admin).	Inspections Div. Blding Permit review (Admin).	Inspections Div. Blding Permit review (Admin).