

CODE CONFLICT - An attached ADU is a duplex by definition (Title 18).

- Attached ADUs are allowed where duplexes are not allowed.

Duplexes are not permitted by right in any single family zoning district.

Conversely, ADUs will be allowed by right in all single family zoning districts.

- This is a code conflict that requires resolution prior to approving an ADU ordinance.

The solution is not to allow duplexes everywhere or change the definition of duplex in order to allow ADUs everywhere.

- The answer is to write a better ordinance.

- Specific development/dimensional standards for attached ADUs must be included.

Requirements for attached ADUs should include:

- a. Front door not visible from same street as primary residence
- b. Subordinate in size, e.g. <50% of main dwelling
- c. Same water line and meter
- d. Lower step-back thresholds (begin at 12' versus 24')
- e. Transient rental prohibition