

URBAN DWELLING UNIT (UDU) SUMMARY OF DEVELOPMENT STANDARDS*

	Addition to Existing Structures	New Construction
Maximum Size	Size of existing structure or 800 sq. ft. max., whichever is greater	800 sq. ft.
Minimum Size	500 sq. ft.	500 sq. ft.
Objective Design Standards	Must utilize same color, materials, roof pitch, and architecture as existing structure	See Code
Side and Rear Setback	4 ft. for addition*	4 ft.*
Front Setback	25 ft. for addition*	4 ft.*
Height	Maintain height of existing structure or 16 ft., whichever is greater	1-story; 16 ft.*
Min. Street Frontage	12 ft.	12 ft.
Max. Driveway Width	Width of garage or 12 feet, whichever is less	
Parking Required	1 parking space of 10' x 20' (not required if within 1/2 of a major transit stop); will not qualify for street parking permit	
Front Yard Landscaping	Min. 50-percent front yard landscaping (live organic plant material). Must plant one 24" box-size tree	
Renting	No short-term rental – minimum is 31 days	

*See Code for more details

OBJECTIVE DESIGN STANDARDS FOR URBAN DWELLING UNITS (UDU)

Additions

Additions to existing structure must utilize same color, materials, roof pitch, and architecture as existing structure

Porch

Front porch is required: min. 6 ft. by 6 ft. porch and entrance must be on the front elevation

Building Materials

Must use at least two building materials on all elevations: stucco, brick, wood, rock/stone, or decorative hand-painted tile

Window Treatment

Window treatment is required: stucco pop outs, wood trim, pot shelves, shutters, recessed windows

Privacy (2nd Story*)

2nd floor windows on side elevation required to be clerestory – at least 5 ft. above floor level, no balconies, no exterior stairs, no decks

Roof Design

Roof design limited to gable, dutch-gable, or hipped. No flat-roofs (less than 2:12 pitch) and no shed roofs allowed. Spanish/Mediterranean style dwellings require rounded or “s” roof tiles

Color Palette

Two different color palette required: color for main wall different from trim

*2-story UDUs are only allowed if a one-story unit can not be physically constructed on the lot (See Code)

DIFFERENCE BETWEEN ACCESSORY DWELLING UNIT (ADU) AND URBAN DWELLING UNIT (UBU)

	ADU	UDU
ALLOWED ZONES	All Residential	R-1 zoned only
ALLOWED SEPARATE ADDRESS	No	Yes
MAXIMUM SQ. FT.	1,200	800
MIN. SIDE/REAR SETBACK	4'-0"	Same*
OBJECTIVE DESIGN STANDARDS	Same style and material as existing home	See Code
MAXIMUM HEIGHT	16'-0" (detached)	16'-0" (attached or detached)*
DRIVEWAY WIDTH MAXIMUM	Width of garage + 12 ft.; or 20 feet if no garage	Width of garage; or 12 feet if no garage
ELIGIBLE FOR STREET PARKING PERMIT	Yes	No

*See Code for exception