Accessory Dwelling Units (ADUs)

Figure 10-1-24.B-1
Attached and Detached ADUs



















Density (Units Per Acre)

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	MX-U	U-R	B-1	B-2
Single Family Detached	4	6	7	7		6	15	15	20	6	No Max	
Single Family Attached/Duplex		7	10	14			15	24	20	6	No Max	
Single Family Attached/Townhouse			21	21	21		15	<mark>24</mark>	20		No Max	
Multi-Family			<mark>14</mark>	14	24		15		20		No Max	<mark>38</mark>

R-6, R-7, and MX-U Requires an Approved Master

Yellow Highlights = Use Requires SUP

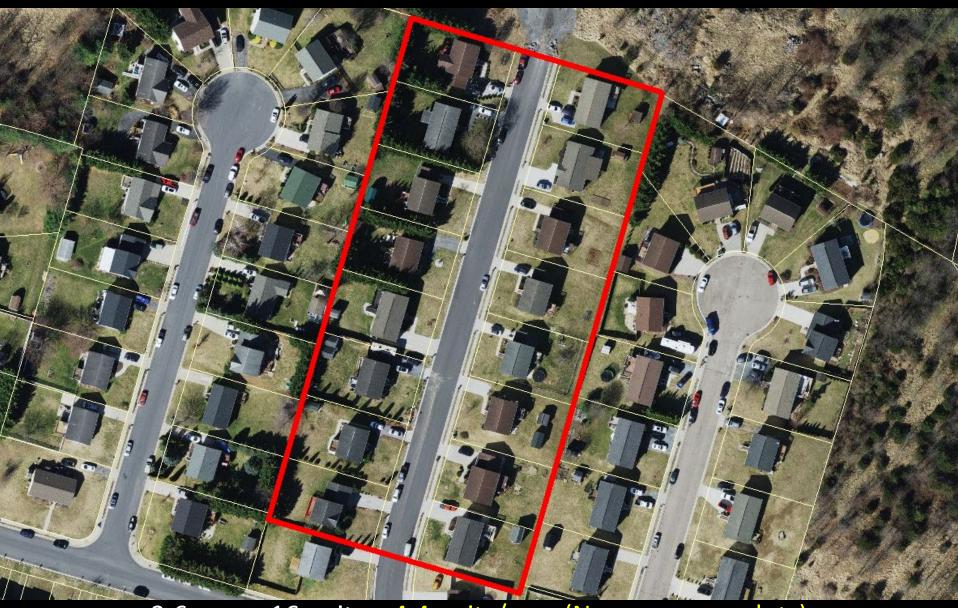
	LR	MR	HR	MUN	MUC	AUC
Single Family Detached	8	12	15	17	No Max	
Single Family Attached/Duplex	7	14/13	24	17/27	No Max	
Tri- or Quadraplex		21	24	34	No Max	
Single Family Attached/Townhouse		21	24	27	No Max	27
Multi-Family			24	38	No Max	38

Lot Size = 10,900 sq. ft - 13,300 sq. ft. Lot Dim. = $80' \times 140'$



6.5 acres 20 units = 3.1 units/acre (No open space lots)
Street ROW is 50' with 34' FOC to FOC, no sidewalks, OSP

Lot Size = $8,000 \text{ sq. ft} - 8,100 \text{ sq. ft. Lot Dim.} = 70' \times 115'$



3.6 acres 16 units = 4.4 units/acre (No open space lots)
Street ROW is 50' with 34' FOC to FOC, Sidewalk on 1 side, OSP

Lot Size = 7,300 sq. ft - 8,900 sq. ft. Lot Dim. = $50' \times 150-172'$



4.7 acres 22 units = 4.7 units/acre (No open space lots)
Street ROW is 50' with 30' FOC to FOC, Sidewalk on 1 side, OSP

Lot Size = 6,800 sq. ft -8,600 sq. ft. Lot Dim. = 65' X 100 - 126'



1.7 acres 8 units = 4.7 units/acre (no open space)
Street ROW is 50' with 34' FOC to FOC, sidewalk both sides, OSP

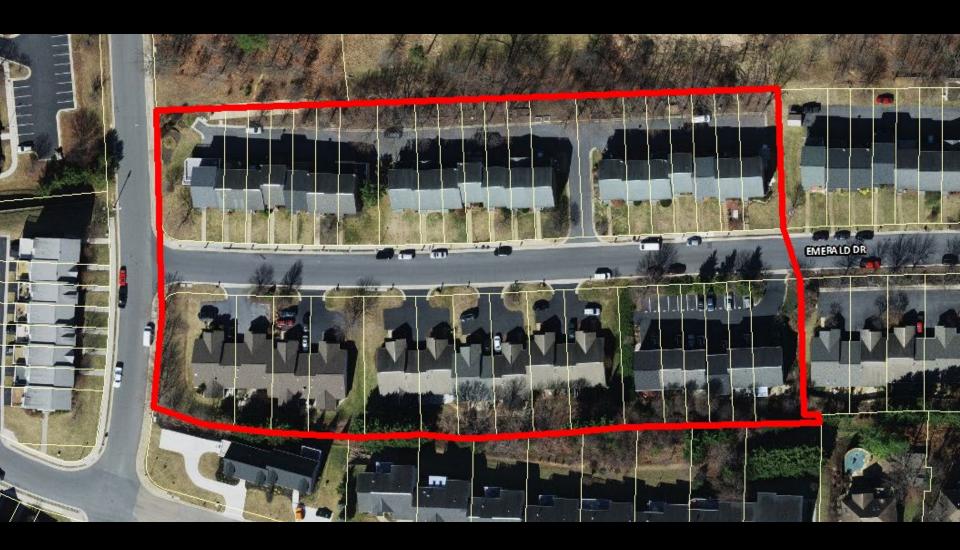
SF Lot Size = 2,800 sq. ft. -4,700 sq. ft. Duplex Lot Size = 2,500 sq. ft. to 2,800 sq. ft. Avg. Lot Dim. = 44' X 72'

Avg. Lot Dim. = 33' X 80'



1.97 acres 15 units = 7.6 units/acre (with 3 open space lots)
Street ROW is 50' with 32' top of rolltop, sidewalk both sides, OSP 1 side

Lot Size = 2,900 sq. ft - 8,800 sq. ft. Lot Dim. = $21' - 35' \times 135'$



4.4 acres 37 units = 8.4 units/acre (no open space)
Street ROW is 50' with 34' FOC to FOC, sidewalk 1 side, OSP





16.4 acres 168 units = 10.2 units/acre (some common space)



5.5 acres 96 units = 17.5 units/acre (building common space)



2.4 acres 194 units = 80.8 units/acre (some common space)















