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ACCESSORY DWELLING UNITS

APPLICATION PERMIT MODIFICATIONS NOTICE INSTRUCTIONS TO APPLICANTS

Summary

On December 20, 2016 the City Council adopted Ordinance 655 which updated the regulations surrounding Accessory Dwelling Units (ADUs) to be compliant with recent changes in California State law. Below is a summary of the major changes to the development standards. This is a summary, but the full Ordinance can be found on the City's website at www.lovelafayette.org > City Departments > Planning and Building > Zoning Regulations & Handouts > Accessory Dwelling Units. Where there are conflicts in the application this sheet and Ord. 655 supersede the attached document.

Major Changes

Parking: Parking is permitted within the setback and can be tandem with parking for the main unit (i.e. you can use the existing driveway to park the ADU). No parking is required for existing structures converted into ADUs, for ADUs fully incorporated into the existing main unit or for ADUs within ½ mile of the BART station.

Height: The height of a new ADU must be 17' or the height of the main unit, whichever is less. An existing building being converted does not have a height limit.

Size: An ADU must be at least 150 sq. ft. The maximum size for a detached ADU is 1,200 sq. ft. The maximum size for an attached ADU is 50% of the main units living area or 1,200 sq. ft. whichever is less.

* **Setbacks:** A newly constructed ADU must meet the same setbacks as the main unit requires. An existing building that does not meet the setbacks can be converted without a variance.

Existing Buildings: Existing buildings can be converted to ADUs regardless of if they meet height or setback standards. The unit must still comply with building code requirements and cannot be less than 150 sq. ft.

Garage Conversions: Garages may be converted into ADUs if the parking for the main unit can be accommodated onsite. Parking for the main unit can be in the setback (i.e. the driveway). No new parking is required for the ADU.