



Accessory Dwelling Unit (ADU) Development Standards Table

ADU Standards	Single-Family				Multi-Family	
ADU Type	Junior ADU (JADU) <i>interior conversion of existing space within a single-family dwelling</i> ⁱ	Conversion ADU <i>interior conversion of space within an existing single-family dwelling, or conversion of an existing accessory structure</i>	Attached ADU <i>addition/new construction</i>	Detached ADU <i>new construction</i>	Conversion ADU <i>Conversion of non-habitable space within an existing multi-family dwelling</i>	Detached ADU <i>new construction</i>
Number of Units Allowed	1 unit per type; the following can be combined on a lot with an existing or proposed single family dwelling: 1 JADU + 1 conversion ADU + 1 new detached construction ADU			At least 1; up to 25% of the number of existing multi-family units		2 for proposed multi-family dwellings ⁱⁱ 8 for existing multi-family dwellings ⁱⁱ
Maximum Size	500 sq.ft.	N/A (conversion of existing space)			Up to maximum allowed by FAR of underlying zoning district ADU shall not be larger than the primary unit ⁱⁱⁱ	
Floor Area Ratio (FAR)	JADU area counts towards total FAR	Conversion ADU counts towards total FAR			Up to 800 sq.ft. of ADU area is exempt from total FAR. ADU area exceeding 800 sq.ft. counts towards total FAR	
Setbacks	Required setbacks of underlying zoning district	N/A (conversion of existing space)	4 ft. for side and rear yards	4 ft. for side and rear yards	N/A	4 ft. for side and rear yards
Daylight Plane	12 ft. at a 45-degree angle, measured from the nearest side and rear property lines	N/A	12 ft. at a 45-degree angle, measured from the nearest side and rear property lines		N/A	12 ft. at a 45-degree angle, measured from the nearest side and rear property lines
Maximum Height	N/A (conversion of existing space)	N/A (conversion of existing space)	24 ft. to plateline, 32 ft. to roof peak as measured from existing grade	16 ft. to plateline, 24 ft. to roof peak as measured from existing grade	N/A	16 ft. to plateline, 24 ft. to roof peak as measured from existing grade
Parking	None required	No parking required if within ½ mile of a transit stop. Please see the Parking Exempt ADU/JADU Map here . For more information on parking standards, please see SMMC 27.19.050(i).				
Deed Restriction	Required	Not Required				
Short Term Rental	Prohibited per SMMC 27.19.030					
Owner Occupancy	Required	Not Required				

ⁱ JADU/ADU conversions can be processed concurrently with an addition to an existing single-family dwelling, subject to permitting requirements and development standards for R1 Zoning Districts (Planning Application may be required).

ⁱⁱ Not to exceed the number of existing multi-family units.

ⁱⁱⁱ For multifamily, each individual unit is considered a "primary unit." ADU shall not be larger than the smallest individual primary unit, except if primary unit is less than 800 sq.ft., in which case a by-right ADU of 800 sq.ft. would still be permitted.