



MEMORANDUM

CITY OF SAUSALITO

TO: ADU Working Group

FROM: Lilly Schinsing, Associate Planner

DATE: May 21, 2012

SUBJECT: Topics for Discussion—May 21, 2012

Regulations for New ADUs

1- Height

Existing Zoning Standards regulating Building Height:	
Primary Residence	32 ft. above average grade
Attached Accessory Structures	Same as primary residence
Accessory Structure	One story or a height of 15 ft.

Staff Recommendation:	
Attached ADUs	Same as primary residence
Detached ADUs	18 ft. above average grade
At its discretion, the Planning Commission may grant exceptions to height regulations with a Conditional Use Permit. The following finding must be made: the height exception is requested to add architectural merit or interest, without creating significant mass, or having an adverse impact on neighboring properties.	

2- Views

Staff recommendation:

Option 1: No view obstruction allowed.

No newly constructed accessory dwelling unit shall be sited so as to obstruct to any extent the primary view from any neighboring property; provided that this standard may be waived if the applicant obtains the written consent of the owner of the property affected by the view obstruction. In order to determine a view obstruction story poles will be required to be erected and submit an affidavit signed by property owners within 100' of the project site acknowledging that there is no view blockage.

Option 2: Small proportion of view obstruction allowed.

10% of a primary view from a neighboring property may be impacted by a new accessory dwelling unit. In order to determine view impact story poles will be

required to be erected and an affidavit signed by property owners within 100' of the project site submitted.

3- Privacy

Staff recommendation:

An accessory dwelling unit shall be designed so that its exterior windows, decks and doors do not overlook directly the exterior living areas or interior living areas of adjoining properties. The applicant will be required to submit an affidavit signed by adjacent property owners acknowledging that the accessory dwelling unit's exterior windows, decks and doors do not overlook directly the exterior living or interior living areas of the neighboring property.

4- Utility Undergrounding

Staff recommendation (existing undergrounding regulations):

Attached/Incorporated	Utility undergrounding required when the main electrical service panel is replaced (load rating increased) or relocated
Detached	Undergrounding required

5- Setbacks

Existing Zoning Standards regulating Setbacks, Accessory Structures	
Side Yard	R-1-20: 10 foot setback All other Districts: 5 foot setback
Rear Yard	May occupy 25% of the rear yard area; restrictions on height at rear property line in rear setback

Staff recommendation:

New construction of an attached or detached Accessory Dwelling Unit shall conform with the setback regulations applicable to the parcel upon which the unit is located. At its discretion, the Planning Commission may grant exceptions to setback regulations with a Conditional Use Permit. Even with an exception the ADU must maintain a minimum 3 foot distance from the side property lines.

6- Building Codes.

Staff recommendation:

ADU must conform to current building codes.

7- Application Submittal Requirements

Staff recommendation

See attached draft "fact sheet"