



MEMORANDUM

CITY OF SAUSALITO

TO: ADU Working Group

FROM: Lilly Schinsing, Associate Planner

DATE: July 16, 2012

SUBJECT: Topics for Discussion—July 16, 2012

Regulations for New ADUs

- 1- Size and Number of Bedrooms. Currently, the working draft regulations state:
 1. *Interior Conversions.* The maximum floor area for an interior conversion Accessory Dwelling Unit shall be no less than 300 square feet and no greater than 40 percent of the primary unit up to a 1,000 square foot maximum. There shall be no more than two bedrooms in the Accessory Dwelling Unit.
 2. *Attached Units.* The maximum floor area for an attached Accessory Dwelling Unit shall be no less than 300 square feet and no greater than 30 percent of the primary unit up to a 700 square foot maximum. There shall be no more than one bedroom in the Accessory Dwelling Unit. A Conditional Use Permit may be requested for two bedrooms and/or to exceed the unit size limitations up to 40 percent of the primary unit up to a maximum of 1,000 square feet.
 3. *Detached Units.* The maximum floor area for a detached Accessory Dwelling Unit shall be no less than 300 square feet and no greater than 30 percent of the primary unit up to a 700 square foot maximum. There shall be no more than one bedroom in the Accessory Dwelling Unit. A Conditional Use Permit may be requested for two bedrooms and/or to exceed the unit size limitations up to 40 percent of the primary unit up to a maximum of 1,000 square feet.

- 2- Height. Currently, the working draft regulations state:
 1. *Attached Units.* The height of an attached Accessory Dwelling Unit shall comply with the requirements of Chapter 10.40 regarding the height applicable to the main building.
 2. *Detached Units.* The height of a detached Accessory Dwelling Unit shall be determined by measuring the slope directly below the Accessory Dwelling Unit. Accessory Dwelling Units on a parcel with a slope less than 10 degrees as measured from the highest and lowest points of Accessory Dwelling Unit contact with the grade shall be no greater than 15 feet as measured from the average natural grade. Accessory Dwelling Units on a parcel with a slope 10 degrees or greater as measured from the highest and lowest points of Accessory Dwelling Unit contact with the grade shall be no greater than 18 feet as measured from the average natural grade.