

KENSINGTON ACCESSORY DWELLING UNITS (ADUs)

August 2017

A. INTERNAL CONVERSION OF RESIDENCE OR EXISTING ACCESSORY BUILDING

Permit Review Procedure: Ministerial approval (no discretionary review or public hearing) if ADU meets requirements of section 82-24.006(b).

B. EXPANDING BUILDING ENVELOPE OR CONSTRUCTING NEW DETACHED BUILDING

1. Lots smaller than 10,000 square feet

Maximum ADU Size: 600 square feet.

Permit Review Procedure: Zoning Administrator hearing under Kensington Ordinance standards in section 84-74.1206 if the ADU exceeds the threshold standard in section 84-74.802 or a written request for public hearing is submitted. If the ADU does not exceed the threshold standards or if no written request for a hearing is filed, the Zoning Administrator will approve the application.

2. Lots 10,000 square feet or larger

a. Permit Review Procedure for ADUs that meet the following requirements of section 82-24.012(b)(4):

- Maximum of: 600 square feet, or 60% of floor area of primary residence if detached or 50% of primary residence if attached, whichever is smaller
- Does not exceed 14 feet in height
- Complies with front, side, and rear yard setbacks
- Maximum total structural lot coverage cannot exceed 40% with the new ADU
- Must meet other requirements (parking, building code, water, sewage, separate entrance, etc.)

Ministerial approval.

b. Permit Review Procedure for ADUs up to 1,000 square feet in size, or if ADU does not meet height, setback, or parking standards:

Zoning Administrator hearing under Kensington Ordinance standards in section 84-74.1206 if the ADU exceeds the threshold standard in section 84-74.802 or a written request for public hearing is submitted. If the ADU does not exceed the threshold standards or if no written request for a hearing is filed, the Zoning Administrator will approve the application.