

DEVELOPMENT STANDARDS OF ACCESSORY DWELLING UNITS IN COUNTY/KENSINGTON

Approved as revised by Board of Supervisors on October 17, 2017

ADUs may be located in any of the following zoning districts
(where it includes an existing or proposed single-family residence)

- Any of the Single-Family Residential (R-6, R-7, R-10, R-12, R-15, R-20, R-40, R-65, and R-100) Districts.
- Residential Planned Unit District (P-1).
- Multiple-Family Residential District (M-6, M-9, M-12, M-17, and M-29).
- Agricultural Districts (A-2, A-3, A-4, A-20, A-40, and A-80).

	County Wide (except Kensington)	Kensington
Minimum Lot sq. ft. *	6,000	10,000
Maximum sq. ft. <u>detached</u>	Up to 1,000 sq. ft. in R-Districts for lots smaller than 12,000 sq. ft. Up to 1,200 sq. ft. in A-Districts and in all R-Districts for lot 12,000 sq. ft. or larger	Up to 600 sq. ft. or 60% of the floor area of the primary residence, whichever is less, for lots smaller than 10,000 sq. ft. Up to 1,000 sq. ft. for lots that are 10,000 sq. ft. or larger.
Maximum sq. ft. <u>attached</u> to main residence	Up to 1,000 sq. ft. but not to exceed 50% of the floor area of the main residence (for lots smaller than 12,000 sq. ft.) Up to 1,200 sq. ft. in A-Districts and R-Districts if lots are larger than 12,000 sq. ft. but not to exceed 50% of the floor area of the main residence	Up to 600 sq. ft. but not to exceed 50% of the floor area of the main residence, whichever is less, for lots smaller than 10,000 sq. ft. Up to 1,000 sq. ft. for lots at least 10,000 sq. ft., but not to exceed 50% of the floor area of the primary residence; whichever is less.
Height*	35 feet	14 feet
Setback*	Same as main residence	Same as main residence
Lot Coverage	40% for R-Districts 35% M-29 25% M-6 to M-17	40% for R-Districts 35% M-29 25% M-6 to M-17
Off Street-parking*	max. one unless exempt. OK to park on setbacks	max. one unless exempt. OK to park on setbacks
Garage Attached to ADU**	500 sq. ft. Lots less than 20,000 sq. ft.	500 sq. ft. Lots less than 20,000 sq. ft.
	600 sq. ft. Lots more than 20,000 sq. ft.	600 sq. ft. Lots more than 20,000 sq. ft.
	800 sq. ft. Lots at least 5 acres or agriculturally zoned	800 sq. ft. Lots at least 5 acres or agriculturally zoned
Internal Conversion within existing residence or within accessory structure	Not subject to the location requirements of Section 82-24.008 and not subject to the development standards of Section 82-24.012	Not subject to the location requirements of Section 82-24.008 and not subject to the development standards of Section 82-24.012
* development standards may be considered for lot size, height, setbacks, and off-street parking. Deviations in Kensington, including allowing larger ADUs (up to 1,000 sq. ft.) will be processed through the K-Ordinance review. ** off-street parking may not be required for ADUs if within half mile from public transportation and for internal conversions		

Note 1: An ADU must be on a permanent foundation and must provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Note 2: The exterior appearance of the accessory dwelling unit must be architecturally compatible with the primary dwelling unit or with the surrounding neighborhood. "Exterior appearance" includes architectural style, colors, and exterior features, such as building materials, trim, windows, and roof design. The accessory dwelling unit must have a separate entrance. The separate entrance must be located on the building side or building rear; or not visible from the street; or otherwise subordinate to the primary residence.

Note 3: All existing and proposed ADUs must show evidence that all the requirements of fire, water, and sanitary services are met prior to obtaining a building permit.

Note 4: Applications seeking an ADU in Kensington which are larger than 600 sq. ft. and/or seeking deviation from one or more of the development standards will be processed through the K-Ordinance and be shared with KMAC.

Note 5: Properties which are within the Williamson Act Contract are subject to restrictions. It is the applicant's obligation to know if an ADU is allowed under his/her Contract.

Note 6: All or any part of the main residence and all or any part of the ADU may not be offered for rent at the same time.