

DEVELOPMENT STANDARDS OF ACCESSORY DWELLING UNITS IN COUNTY/KENSINGTON

Approved on May 23, 2017, and as revised by Board of Supervisors on October 17, 2017

ADUs may be located in one of the following zoning districts:

- 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
* variances may be considered for lot size, height, setbacks, and off-street parking. Deviations in Kensington, including allowing larger ADUs, will be processed through the K-Ordinance review.		

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.