

## Exhibit D

### State ADU Law – Areas of Local Discretion

State law gives jurisdictions limited authority to establish local standards for ADUs, including but not limited to unit size, parking, height, setbacks, landscape, architecture, and to prevent adverse impacts on property that is listed in the California Register of Historic Resources. The table below provides a summary of the level of discretion that a jurisdiction can apply to local land development standards on accessory dwelling units.

Topic	City Discretion	Description
Unit size	Limited	<p>Local agencies may establish size limits for ADUs, provided the limits are within the range allowed by state law as shown below:</p> <p>Maximum:</p> <ul style="list-style-type: none"> <li>• Attached Unit: 50% of main dwelling, not less than 800 square feet</li> <li>• Detached Unit: 1,200 square feet</li> </ul> <p>Minimum (Maximum):</p> <ul style="list-style-type: none"> <li>• ADU Studio and 1-bedroom: 850 square feet</li> <li>• ADU 2-Bedroom+: 1,000 square feet</li> </ul>
Parking	Limited	<p>Local agencies may impose off-street parking standards on ADUs provided the parking rate does not exceed one space per unit or one space per bedroom, whichever is less. There are exceptions:</p> <p>A local agency cannot require parking if the ADU meets any one of the following:</p> <ul style="list-style-type: none"> <li>• Located within ½ mile walking distance of public transit</li> <li>• Located within an architecturally and historically significant historic district</li> <li>• A part of the proposed or existing primary residence, or an accessory structure</li> <li>• Located where on-street parking permits are required, but when the ADU occupant is not offered such a permit</li> <li>• Located within one block of a car share vehicle</li> <li>• When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph.</li> </ul> <p>Additionally, a local agency cannot require replacement parking if a garage, carport or covered parking structure is converted into an ADU.</p>

Height	Limited	<p>Local agencies may impose a height limit for detached ADUs provided it is not less than 16 feet.</p> <p>Additional height is allowed for the following:</p> <p>Max 18 feet for a detached accessory dwelling unit that is within one-half mile walking distance of a major transit stop/corridor. An additional two feet in height is allowed (20 feet max.) to accommodate the ADU's roof pitch to align with the roof pitch of the primary dwelling unit.</p> <p>Max 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily (two-family or multiple-family dwelling), multistory dwelling.</p> <p>Max 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, for an accessory dwelling unit that is attached to a primary dwelling but not to exceed two stories.</p>
Roof decks	Full	State law is silent on roof decks.
Setbacks	Limited	<p>Local agencies may impose side and rear yard setbacks provided they are consistent with the following:</p> <ul style="list-style-type: none"> <li>• For ADUs that involve new construction (attached or detached), a setback of no more than four feet from the side and rear lot lines can be required.</li> <li>• For ADUs that are conversions of existing space, or involve rebuilding a structure in the same location and with the same dimensions as an existing structure, no setback can be required.</li> <li>• For mandatory (by-right) ADUs that are maximum 800 square feet and meet the four feet side and rear setback and all other required development standards- Front yard setback requirements cannot prevent the by-right ADU from being built.</li> </ul> <p>Local agencies may impose front yard setbacks and have limited discretion to impose additional setbacks for safety or compliance with other state laws such as required habitat buffers.</p>
Building separation	Full	State law is silent on building separation requirements between detached structures on the same lot.
Landscape	Full	State law gives local agencies discretion on landscape requirements.
Architecture	Full	Local agencies may impose architectural requirements provided that the standards can be imposed through a building permit application process (ministerial process).
Standards to prevent adverse impacts to property listed in the California Register of Historic Resources	Full	Local agencies may establish standards that prevent impacts to historic resources.