

ADU Legislation	HB1466	How we complied	How we implemented HBD and HOMP
Intent of Legislation	House Bill stated ADU's are permitted on lots developed with single-family detached dwellings	Amended Regs. To permit detached ADU's on lots developed with SFD's	Added ADU's can be on lots developed with single-family detached, single-family attached, single-family semi-detached and Two-family dwellings.
Definition			Redefined ADU's in Regs. To be more inclusive
	ADU's must be subordinate in use to the primary SFD	Attached/Internal ADU's are currently permitted by right as accessory uses	Added that ADU's must be subordinate to primary dwelling and can now be detached
	Permits ADU's on land with a single-family detached dwelling to meet housing needs	Applied to zoning districts that permit SFD and not to lots developed with SFD.	Applied to additional zoning districts that permit SFA, Single-family Semi-Detached and Two-Family Dwellings to now permit ADU's.
	Defined Dwelling Units	Already defined Dwelling units in current Regs.	Updated definition to match state legislation language
Size	Provided a 75% size limit for ADU's based on a single-family detached dwelling	Clarified that ADU's cannot exceed 75% of the footprint of a single-family detached. Current attached and within ADU's can not exceed 1/3 rd net floor area up to 1,500sf	Added the 75% size limitations to single-family attached, single-family semi-detached and two-family dwellings
	No mention of number of bedrooms	Current limit of 2 bedrooms per ADU	Maximum of 2 bedrooms within an ADU

Attachment	ADU's can be separate from the primary single-family detached dwelling or attached as an addition	ADU's currently can be within an attached addition or within existing dwelling	Specified that ADU's can be detached from, attached to or within a principal dwelling
Setbacks	Establish setback requirements that exceed the existing accessory structure side and rear setbacks	Regs. Already have accessory structure side and rear setbacks	ADU's within an existing detached structure can be located in front of a principal dwelling but is subject to front setbacks
Occupancy	Not mentioned	Current Regs require owner must reside in either ADU or principal dwelling	Owner must reside either in the principal dwelling or within the ADU