



# Rolling Hills Estates' ADU Objective Design Standards (ODS)

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# PURPOSE

The purpose of the objective design standards for accessory dwelling units (ADUs) is to encourage the design and construction of houses that harmonize with their surroundings and which demonstrate a high standard of quality.

## Permitted by Zone

| Zone   | Allowable ADUs by Type  | Allowable Junior ADU  |
|--|---|---|
| Single-Family Zones - ADUs are permitted on legal lots with an existing single-family residence or in conjunction with a proposed single-family residence in the City's residential zoning districts: R-A-10, R-A-15, R-A-20, R-A-E, RPD, and A. *   | One internal or attached ADU is permitted per parcel with a proposed or existing single-family dwelling.  | Alternatively, one JADU is permitted per parcel with a proposed or existing single-family dwelling but NOT both |
|  | One detached ADU (new construction or conversion of an existing structure) is permitted for a parcel with a proposed or existing single-family dwelling.  | The detached ADU may be combined only with a JADU, as provided in the subsection above.                         |
| Multi-family - ADUs are also permitted on legal lots with an existing multi-family residence or in conjunction with a proposed multi-family residence in the Mixed Use Overlay District.   | At least one internal ADU is permitted within an existing multi-family dwelling structure up to a maximum of 25 percent of the existing number of multi-family units within the portions of an existing multi-family dwelling structure that are not used as livable space. | N/A   |
|  | No more than two detached ADUs may be located on a parcel that has an existing multi-family dwelling.   | N/A   |
| <p>* H District. If the lot on which the ADU is proposed is located within the horse overlay zone (H District), provisions for horses and horsekeeping areas pursuant to Chapter 17.36 (H District) of this code should be maintained to the extent possible and acceptable to the applicant; provided, however, that the application of such standards may not preclude the development of an ADU otherwise in compliance with the chapter or unreasonably restrict the ability of an applicant to create an ADU.</p> |   |   |

## Definitions:

1. **"Detached ADU- New Construction"** is defined as a new accessory dwelling unit that is separated from the primary dwelling. Any detached structure, including ADUs, shall be a maximum of 16 feet in height and a one-story structure.
2. **"Detached ADU – Conversion"** is an accessory dwelling unit that does not share a common wall with the primary dwelling unit, is an existing accessory structure incidental to the primary dwelling unit being converted into an accessory dwelling unit and is not an internal ADU. Any detached structure, including ADUs, shall be a maximum of 16 feet in height and a one-story structure.
3. **"Accessory Structure"** that is used for conversion is an existing enclosed structure such as a storage shed, barn, boathouse, and similar building. Open structures including gazebos, picnic pavilions, and other similar structures used for ADU will be considered as new construction and shall follow standards in the Detached ADU-New Construction Section. However, the setbacks and height requirements can be the same as the existing structure.
4. **"Attached ADU"** is an accessory dwelling unit attached to the primary dwelling as a new addition to the building. The attached ADUs can either be one or two stories. However, all new two-story additions require a Planning Commission review.
5. **"Internal ADU"** is an accessory dwelling unit that is created within the primary dwelling unit by conversion of an existing space. A conversion is when an existing structure or portion of an existing structure is converted into an ADU. Structures that may be converted into ADUs include attached garages or any portion of the ADU's existing footprint.
6. **"Junior ADU (JADU)"** is an accessory dwelling unit that is no more than 500 square feet in size and is contained entirely within the primary dwelling unit. A JADU is created by adding a small kitchen and exterior door to a space in an existing single-family dwelling or attached garage. JADUs require that a deed restriction be recorded prior to occupancy that states the property owner will live in either the primary residence or the JADU.

## GENERAL DEVELOPMENT STANDARDS

### Access

1. Driveway Access. An ADU/JADU must be served by the same driveway access to the street as the existing primary dwelling unit unless the ADU has access from a public alley contiguous to the lot or is located on a corner lot for which secondary access is permitted for parking outside the street side setback.
2. No vehicular access via a bridle trail is permitted.
3. No ADU/JADU will be required to provide a new passageway from the street.
4. An ADU/JADU must have a separate entrance.
5. Entry to ADU/JADU must be located on the side or at the rear of the primary dwelling unit- *Not applicable to Detached ADUs.*
6. A stair to access second-storied ADU/JADU must be placed on the side or rear of the primary dwelling unit and should be set back at least 10 feet from the front façade. Design of stairs that are visible from the right-of-way must match existing primary unit exterior colors and materials.- *Not applicable to Detached ADUs.*
7. ADUs may not prohibit access to designated parking areas or impede safe ingress and egress.

## Setbacks and Lot Coverage

The setback and lot coverage guidelines are not applicable to Internal ADUs and JADUs

1. No applicable lot coverage, floor area ratio, or private open space standards for the underlying zone will prohibit an ADU that does not exceed 800 square feet of floor area.
2. If any portion of an existing structure crosses a property line, the structure may not be converted to an ADU/JADU. For an existing structure within four feet of a property line, the applicant must submit a survey demonstrating that the structure does not cross the property line.
3. Front yard setback: Same as the primary dwelling unit (ADUs are not permitted in the front yard)
4. Rear and side yard setback:
  - 4-foot minimum from the property line.
  - Roof eaves must be at least 3 feet from any property line.
  - If adjacent to a bridle trail, all roof eaves must maintain a 7-foot setback from the bridle trail.
5. Setback from all accessory structures on-site: 4-foot minimum
6. Setback from inground swimming pool/spa: 5 feet
7. Setback from the septic tank and leach field:
  - 5 feet from the septic tank.
  - 8 feet from the disposal field and seepage pit.
8. Setback from equestrian facilities, including corral area or barn: 35 feet or to the extent possible and acceptable to the applicant. Inability to meet this spacing requirement will not preclude the construction of an ADU.

## Massing

1. Maximum Size- *Not applicable to JADU*:
  - The maximum size of an attached ADU with one bedroom or less may not exceed 850 square feet or 50% of the floor area of the primary dwelling, whichever is less.
  - The maximum size of an attached ADU with more than one bedroom may not exceed 1000 square feet or 50% of the floor area of the primary dwelling, whichever is less.
  - 800 square feet if combined on a lot with a JADU
  - If combined, the Internal ADU and JADU together should not exceed 50% of the existing floor area.
2. Maximum size of JADU- 500 square feet or 50% of the floor area of the primary dwelling, whichever is less.
3. Minimum Size - The minimum size of an ADU/JADU must be no less than the minimum size necessary for the creation of an efficiency unit, 150 square feet.
4. Height - No ADU may be more than 16 feet in height as measured from the finished local grade.
5. When a garage is converted into an ADU/JADU, the garage door must be removed and replaced with window, landscaping, and other architectural design features that exist on the primary structure's overall architectural design.

6. Visible Elevations. All ADU façade elevations that are visible from the public right-of-way must provide either windows or other architectural features that are consistent with the existing primary dwelling unit. Building elements must be consistent across all facades visible from the right-of-way, which may not introduce any new design elements not already incorporated into the existing structure.
  - Fenestration
  - Bay windows
  - Lintels
  - Sashes
  - Shutters
  - Materials and paint
  - Entryway alongside façade
  - Cornices
  - Lunettes
  - Gable
  - Dormer
  - Landscaping
7. An Internal ADU and JADU may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing primary dwelling or accessory structure provided:
  - Expansion beyond the physical dimensions of the existing primary dwelling or accessory structure is limited to accommodating ingress and egress.
  - Expansion complies with existing setbacks of the underlying zone for the primary structure.
  - Expansion does not occur within the front façade.

### Entries

1. Entryways to ADUs must include one of the following entryway types (*Not needed for JADU*):
  - Stoop
  - Porch
  - Dooryard
  - Terrace
  - Common Yard
  - Balcony
2. Design entryways and covered outdoor areas may have a ceiling height of no more than 12 inches above the ground floor ceiling height.
3. Entry dimensions (*Not needed for JADU*):
  - Minimum of 4 feet in depth by 6 feet in length.
  - Maximum of 6 feet in depth by the length of the façade.
4. Entryway roofs or overhangs must match the material of the primary structure's entryway.
5. Balcony Standards- Not applicable to Detached ADUs

- 6 feet minimum horizontal
  - 4 feet minimum depth
  - Balcony is allowed to be constructed but shall remain within the setback of the underlying zoning district.
6. Stairs (outside)- Not applicable to Detached ADUs
- Minimum 3 feet wide and maximum 4 feet wide
  - There shall be a minimum 4 feet of separation between the stair and any existing structure, pool, and fence.

### Views

1. Any construction of ADU must strive to comply with the provisions of Chapter 17.54 and Chapter 17.55 – VIEW PRESERVATION.

### Window Design and Placement

1. Windows including bay windows, arched motifs, transom windows, and shutters, if applicable to the primary unit, must be used.
2. Each usable room should have a total operable window opening of at least 12 square feet. Bathrooms should have an operable window opening of at least 3.5 square feet. Storage areas and pantries may not have windows.
3. Place windows to allow privacy for neighbors. Avoid placing windows directly opposite neighboring windows when homes are within four feet from the property line.
4. Use casing, lintels, sills, sashes, reveals, and/or geometric panes to add detail to the facade and maintain compatibility with the architectural details of the primary unit. Avoid flush-mounted windows.

### Parking

1. The parking requirement for an attached or detached ADU is one open or enclosed parking space per unit.
2. Location:
  - Required parking spaces may be provided as tandem parking on a driveway.
  - Off-street parking is permitted in setback areas in locations determined by the City or through tandem parking unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon the specific site or regional topographical or fire and life safety conditions.
3. Exemptions. No parking is required for an ADU in any of the following instances:
  - The ADU is located within one-half mile walking distance of public transit.
  - The ADU is located within an architecturally and historically significant historic district.
  - The ADU is an Internal ADU or a JADU
  - When there is a car share vehicle located within one block of the ADU.
4. Conversion of Existing Parking Structures. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU/JADU, replacement parking stalls are not required for the demolished or converted parking structure.

## Landscaping

Landscaping guidelines are not Applicable to Internal ADUs and JADUs.

1. Landscaping, including trellises, planters, retaining walls if on a slope, and any other landscaping methods used to break up the façade and preserve views are desired.
2. Maintain existing landscaping and/or incorporate new landscaping to create "outdoor spaces." Outdoor spaces incorporate streetscape elements that separate the front setback areas into distinguishable spaces through landscaping, low fences or walls, planters, or other structural garden elements. These elements provide privacy, enhance curb appeal, and help reduce the perceived massing of the two-story structure behind the outdoor space.
3. Maintain existing mature and healthy landscaping vegetation according to the VIEW PRESERVATION Ordinance.
4. Place structures and impervious surfaces to avoid long-term damage to mature or heritage trees and damage to root zones.
5. Employ a combination of landscaping and vegetated screening for a softer appearance (vertical and horizontal) and to create a welcoming, usable space.
6. In hillside areas, design retaining walls to blend in with the natural terrain and incorporate landscaping such as trailing plants or vines. Walls exceeding five feet in the front setback should be stepped.

## Utilities

1. All ADUs/JADUs must be connected to public utilities, including water, electric, and sewer (or on-site septic) services and all such connections are subject to state law and the requirements of the serving utility provider.
2. The City may require the installation of a new or separate utility connection between the ADU and the utility. The connection fee or capacity charge must be proportionate to the burden of the proposed ADU based on either its square feet or the number of drainage fixture unit values as defined in the Uniform Plumbing Code.
3. No separate connection between an ADU and the utility will be required for an internal ADU within a single-family dwelling unless the ADU is being constructed in connection with a new single-family dwelling.
4. No separate connection to utilities will be required for a JADU.

## DETACHED ADU

### Access

1. The main entrance of a detached ADU must face the same direction as the entrance for the primary dwelling unit or the side property lines. An ADU entrance that is proposed to face an alley or rear property line is subject to review and approval by the City staff.

### Setbacks and Lot Coverage

1. Replacing, Converting, and Expanding Existing Detached Structures:
  - If an existing detached structure is demolished and replaced with an ADU then the new ADU may be constructed in the same location and to the same setbacks and dimensions as the demolished structure.

- If any portion of an existing detached structure crosses a property line, the structure may not be converted to or replaced with an ADU. The applicant must submit a survey demonstrating that the structure does not cross the property line.
  - The expanded portion of Detached ADU converted from the existing accessory structure must conform to the setbacks listed under GENERAL DEVELOPMENT STANDARD- Setbacks and Lot Coverage.
2. New ADU construction must maintain a building separation of at least 6 feet from the primary unit.
  3. New ADU construction must maintain separation between chimneys, eave overhangs, bay windows, or other architectural features on the primary of at least 4 feet.

### **Architectural Details**

1. Façade articulation must be incorporated on ADUs visible from the public realm. Elements may include the following:
  - Plane offsets in the wall are required for every 20 horizontal feet of at least 6 inches
  - Recessed windows
  - Shutters
  - Cornices
  - Eaves
  - Roof overhangs
2. All ADU façade elevations that are visible from the public right-of-way must provide either entries or windows.
3. Building elements must be consistent in design elements across all facades of the ADU visible from the right-of-way.

### **Roof Form**

1. ADU design roof forms must be consistent with the primary structure's roof materials, eaves, pitch, and form. Allowable inconsistent roof forms include hipped, cross-hipped, gabled, cross-gabled, and dormers.
2. A roof pitch greater shall be no greater than 9:12. Any pitch steeper than this will be subject to review and approval by the City staff.

### **Manufactured Homes and Prefabricated Homes**

1. A manufactured, prefabricated, or modular home is allowed as an ADU provided that it meets the guidelines set forth by these objective design standards. If not, it is subject to review and approval by the City staff.
2. A manufactured home must meet the following requirements:
  - Provides a minimum of 320 square feet of floor area.
  - Is built on a permanent chassis.
  - Is designed for use as a single-family dwelling with or without a foundation when connected to the required utilities; and includes plumbing, heating, air conditioning, and electrical systems within the home.



# ATTACHED ADU

## Setbacks and Lot Coverage

1. If an attached ADU is partly using existing internal space, then that portion of ADU will still be counted towards the size limits under **GENERAL DEVELOPMENT STANDARDS-Massing-Maximum Size**.

## Massing

1. Height:
  - An Attached ADU on the upper story of the primary structure will require review and approval of a neighborhood compatibility determination.
  - The upper story Attached ADU cannot exceed the maximum height of the existing structure, unless approved through the neighborhood compatibility determination.
2. Upper Story Form:
  - Upper story Attached ADU cannot be located above a detached garage.
  - Upper story Attached ADU shall be at least 10 feet set back from the front façade.
  - Limit secondary forms to at least two features. Design of secondary forms include bays, wings, dormers, balconies, and other architectural features consistent with the primary structure.
  - Where there is more than 20% slope, utilize split-level and similar designs to conform building levels to existing topography and minimize grading.
3. Façade articulation must be incorporated on ADU's visible from the public realm. Elements may include plane offsets, recessed windows, shutters, cornices, eaves, and roof overhangs.

## Architectural Details

1. Architectural features like cornices, eaves, roof overhangs, and railings but not new to the primary structure must be utilized.
2. All ADU façade elevations that are visible from the public right-of-way must provide either windows or other architectural features that are consistent with the existing primary dwelling unit.
3. Building elements must be consistent across all facades visible from the right-of-way, which may not introduce any new design elements not already incorporated into the existing structure.
4. The exterior design of the ADU must be consistent with the primary dwelling unit in terms of building form, materials used, color, exterior finishes, roof forms, and style of windows/doors.
5. The addition of ADU must retain the appearance of a single dwelling unit and be integrated into the design of the existing primary dwelling unit on the property or as determined by City staff.

## Roof Form

1. ADU design roof forms must be consistent with the primary structure's roof materials, eaves, pitch, and form.

## INTERNAL ADU

### Setbacks and Lot Coverage

5. No additional setback is required for an existing living area or an accessory structure that is converted into an ADU or a portion of an ADU.
1. An internal ADU may be constructed within the existing structure regardless of whether such structure conforms to the current zoning requirement for building separation or setbacks.

## JADU

### Setbacks and Lot Coverage

1. No additional setbacks or lot coverage are applied to JADU construction.
2. JADU may be constructed within the existing structure regardless of whether such structure conforms to the current zoning requirement for building separation or setbacks.

### Kitchen

1. A cooking facility with appliances.
2. A clear food preparation counter at least 30 inches in length.
3. Storage cabinets for food and cookware.