

Below are the requirements for a ministerial approved Accessory Dwelling Unit (ADU). If your structure exceeds the regulations, you will need to bring your project to ADR and Town Council for approval. Please reach out to alopez-vega@townofross.org with any questions.

<p>Min / Max ADU size</p>	<p>No minimum size requirement. <u>Maximum size requirement:</u> JADU: 500 sf. Attached:</p> <ul style="list-style-type: none"> • ADU, 0-1 bedroom: 50 percent of the existing primary dwelling or 800 sq. ft., whichever is less. • ADU, 2 bedrooms: 50 percent of the existing primary dwelling or 1,000 sq. ft., whichever is less. <p>Detached:</p> <ul style="list-style-type: none"> • ADU, 0-1 bedroom: 800 sf. • ADU, 2 bedrooms: 1,000 sf. <p>ADUs size may be increased up to 1,200 feet with an ADU exception.</p>
<p>Room requirements</p>	<ul style="list-style-type: none"> • 2 bedrooms maximum. • All ADUs shall contain a separate kitchen and bathroom independent of the primary residence. • JADUs shall contain an efficiency kitchen and may share a bathroom with the existing structure. Efficiency kitchen is defined as “A cooking facility with appliances, a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.”
<p>Building height</p>	<p>All ADUs and JADUs must be compliant with the height regulations below.</p> <ul style="list-style-type: none"> • A height of 16 feet for a detached ADU. • A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling. • A height of 25 feet for an accessory dwelling unit that is attached to a primary dwelling. • A height of 18 feet for a detached ADU on a that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor. • Height may be increased following submittal of a discretionary ADU Exception Permit.

Setback	<ul style="list-style-type: none"> • Setbacks of four feet from the side and rear lot lines are required. • No setbacks are required for existing structures being converted to ADUs or ADUs constructed in the same location and to the same dimensions as an existing structure. • Detached ADUs shall be separated from the primary dwelling and any accessory structures by a minimum of 3 feet.
Parking	<p>One off-street parking space shall be provided for each ADU in addition to those required for the primary unit. The parking spaces may be provided as tandem parking on a driveway. Exceptions to this rule are if;</p> <p>(1) The ADU is located within one-half mile of public transit. (2) The ADU is located within a historic district. (3) The ADU is part of the proposed or existing primary residence or an accessory structure. (4) When on-street parking permits are required but not offered to the occupant of the ADU. (5) When there is a dedicated parking space for a car share vehicle located within one block of the ADU. (6) When the ADU permit is submitted with a permit application to create a new single-family house.</p>
Deed or income restrictions	<p>A very low-income household (with an annual gross income of 50% or less than the Marin County annual median income) rent restriction is required in order to grant an exemption to the maximum floor area requirement for ADUs to allow up to a 1,200 square foot ADU.</p>
Owner occupancy	<ul style="list-style-type: none"> • There are no owner occupancy requirements for ADUs. • Where a JADU is permitted, owner occupancy in the single-family residence is required. The owner may reside in either the remaining portion of the structure or the newly created JADU unit. • Owner occupancy shall not be required if the owner of the JADU is another governmental agency, land trust, or housing
Windows	<p>All windows that face an adjacent property and are located within 15 feet of the shared property line shall be clerestory (minimum of 6.5 feet above the finished floor height), except that this standard does not apply if a structure on the adjacent property does not have any non-clerestory windows on the building elevation that faces the ADU.</p>
Other requirements	<p>The ADU/JADU: (1) may be rented but shall not be sold independently of the primary dwelling on the parcel; (2) shall not be rented for less than 30 consecutive days; (3) requires a permanent foundation; (4) All exterior lighting, including landscape lighting, must be dark sky compliant. The exterior lights shall have a color temperature of 3500 Kelvin or lower (warm not cool); (5) Any tree over 12 inches in circumference removed in conjunction with the construction of an</p>

	<p>ADU must be replaced by a 24-inch box tree on the project site, unless it is determined by the Fire Marshal that replacement planting is not feasible; (7) An attached or detached ADU located in the flood plain shall comply with Chapter 15.36 of the Municipal Code; (8) The proposed method of water supply and sewage disposal for the ADU/JADU must be provided, as well as service availability from any associated electric and gas provider for the lot. The property owner must also demonstrate existing or future legal access; (9) The ADU shall not conflict with any other requirements associated with prior land use entitlements (e.g. Design Review, Nonconformity Permit) granted for the subject property, unless such requirements have been amended through required approval processes.</p>
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For additional information refer to the Town of Ross Municipal Code.