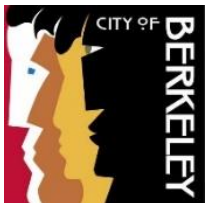


Accessory Dwelling Units: Separate Sale Implementation and Ordinance Amendments

Amendments to Title 23 (Zoning)



Branka Tatarevic, Associate Planner

Process to Date – Planning Commission

Title 23 – ADU Zoning

- March 2025: PC reviewed HCD letter & State law changes; gave direction
 - Jun July, 2025: PC recommended specific amendments
-

Title 23 – Major State Law Required Change

	Existing	Proposed
USE, PRIMARY	ADU AND JADU, MAXIMUM PER LOT	
Single Family Dwelling, one unit on lot	1 ADU and 1 Junior ADU, both are permitted	1 Conversion ADU, 1 New Construction ADU, and 1 Junior ADU. All are permitted
Existing Multifamily Dwelling	2 detached ADUs and at least one interior ADU up to 25% of the total number of existing duplex or multi-family dwelling units on the lot	8 new construction ADUs, provided that the number of ADUs does not exceed the number of existing units, and at least one interior ADU up to 25% of the total number of existing dwelling units on the lot

Title 23 – Compliance & Edits

- ADUs do not count toward density/growth limits
- Ministerial review; 60-day clock; written denial notice
- Remove Hillside parking requirement
- Update State code citations/definitions
- Remove “legally established” and “duplex” terms

Title 23 – Commission Policy Incentives

Planning Commission incentives to encourage ADUs:

- Increase max ADU size to 1,200 square feet (no bedroom count categories)
- Single height standard: up to 25 ft for all ADUs
- Remove front setback & building-separation sections for all ADUs
- Allow rooftop decks citywide (including Hillside)

Staff Recommendation

Staff recommends the City Council:

- Conduct the public hearing and
- Adopt the first reading of ordinances to:

Update ADU standards for State law & incentives (Title 23)

Thank you!

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