

Proposed Standards for Conversion ADUs

- Allowing Conversion ADUs to be **fully reconstructed**

Draft Ordinance Language

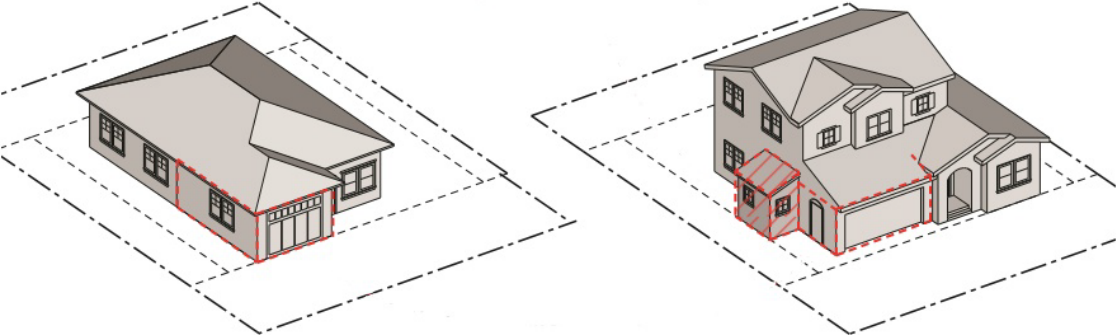
2. Reconstruction. Structures to be converted may either be converted utilizing the existing structural components of the building, or reconstructed within the existing physical space.

- Allowing **modest expansions** of Conversion ADUs to qualify for exemption from water and sewer **connection fees**

Draft Ordinance Language

3. Additions and Expansions. An ADU shall be considered a Conversion ADU when the proposed dwelling unit is created primarily within an existing structure.

- a) Expansions of floor space up to 20% of the converted area, not to exceed 100 sf shall be permitted, and these expansions shall comply with the site standards that apply to New Construction Accessory Dwelling Units as stated in 24.16.141, and shall not enlarge the ADU beyond the size permitted for the parcel.
- b) Expansions of height up to 15% of the existing structure, not to exceed 2' in additional height shall be permitted, and these expansions shall comply with the height limits set for New Construction ADUs in 24.16.141.
- c) Any expansion in excess of the above thresholds will trigger review as a New Construction ADU.



The proposal would allow converted areas to be fully rebuilt, and also modest expansions that conform to the zoning code to also qualify for this exemption. This standard mirrors one used by the County of Santa Cruz

Conversion ADUs, which occupy the existing physical space of a building (part of the home, a garage, an accessory structure), are exempt from water and sewer connection fees per state law.