

**March 18, 2026**  
**CHANGES/MODIFICATIONS TO**  
**PLANNING COMMISSION AGENDA**

**Agenda Item No. 4**

**Zoning Code Update – Accessory Dwelling Unit Ordinance and Determination that the Project is Exempt from CEQA**

**Revisions to Ordinance No. 1361 (Attachment 1)**

**Revision to FMC 17.105.190(E)(1)(b) (All Zones – Design Standards)**

The following revision applies to the additional design requirements for two story detached ADUs. Currently, the City requires that two story detached ADUs incorporate one of four different design options to break up the massing of the ADU; however, staff proposed to change this to require the incorporation of at least two of the four options. This change is intended to encourage applicants to further break up the massing of two story ADUs through an additional design element.

- b. Detached accessory dwelling units shall utilize at least ~~one (1)~~ two (2) of the following:
  - i. Different primary siding materials for each of the stories.
  - ii. Recessed or projecting windows, doors, or parts of the wall. Recessed windows and doors shall project a minimum of six (6) inches or shall be recessed a minimum of six (6) inches. Any projection must be behind the parcel side or rear yard setback line.
  - iii. Cantilevered areas so long as area does not extend beyond the side or rear yard setback.
  - iv. At least two different roof forms, such as a mix of different roof types (e.g., hipped, gabled, shed, etc.) on the building.