

EXHIBIT A

PROPOSED CHANGES TO ARCHITECTURAL STANDARDS ADU/JADU RULES

Proposed changes are indicated in ~~red/red strikethrough~~ text.

DEFINITIONS

California ADU Law shall mean ~~Sections 65852.150, 65852.2 and 65852.22 of the California Government Code.~~ ADU provisions in the California Government Code.

THE FOLLOWING RULES APPLY TO ADUs AND JADUs:

1. ~~One Quantity of~~ ADU or JADU per Lot: ~~Only One~~ accessory dwelling unit (attached or detached) ~~or and one junior accessory dwelling unit (JADU) shall be permitted. may be constructed and/or used or occupied on any single family residential lot.~~
3. Compliance with the Governing Documents: Any proposed accessory dwelling unit and junior accessory dwelling unit shall also comply with the requirements of the Governing Documents. The Governing Documents may be more restrictive than the Truckee Municipal Code, but shall not be applied in situations where the Architectural Standards Committee has determined that such application would unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to construct an accessory dwelling unit or junior accessory dwelling unit consistent with the provisions of the California ADU Law. ~~For certain common issues that may arise under the Governing Documents, the ASC shall follow the guidelines below in making a decision on an application for approval of an ADU or JADU.~~
- 3.2 Floor Area Limitation: ~~An~~ For parcels under 1 acre an ADU shall have no less than 150 sf and no more than ~~800~~ 850 sf of fully enclosed floor area devoted to living purposes and a JADU shall have no more than 500 sf of fully enclosed floor area devoted to living purposes.
- 3.3 Parking: ~~An~~ Each ADU or JADU shall provide for one designated on-site parking space in addition to the 400 sf minimum parking paved on-site area required for the lot. The number of cars permitted for the accessory dwelling and junior accessory dwelling unit tenants shall not exceed the available off-street parking spaces provided. ADU and JADU tenants shall be required to utilize the parking spaces provided.
4. Unpermitted or Unapproved Accessory and Junior Accessory Dwelling Units: These rules shall not validate any existing ADU or JADUs that have not been permitted by the Town of Truckee and approved by the Tahoe Donner Association. To convert such a unit to a permitted and approved ADU or JADU, the applicant must meet the requirements of the Truckee Municipal Code and the Governing Documents, and the Town of Truckee must permit the unit and the Tahoe Donner ASC must approve the unit for it to be a legal unit. ~~Applicants with existing units must apply for permit and/or approval within 90 days of adoption of these rules.~~ Unpermitted units that are found to be non-compliant ~~after this period~~ shall be subject to an enforcement process.
6. Conditions and Variances: The ASC shall retain the right to impose reasonable conditions on its approval ~~of an ADU or JADU, and to grant variances on a case-by-case basis,~~ as provided for in the Governing Documents.