

7. Accessory Dwelling Units and Junior Accessory Dwelling Units.

A. Definitions.

Accessory Dwelling Unit: An Accessory Dwelling Unit (“ADU”) is an attached or detached residential dwelling which provides complete independent living facilities for one or more persons on the same site as a single-family residence. An ADU includes permanent provisions for living, sleeping, eating, cooking and sanitation.

Junior Accessory Dwelling Unit: A Junior Accessory Dwelling Unit (“JADU”) is a residential dwelling unit that is no more than 500 ft.² in size and contained within or attached to the living space of a single-family residence.

- B. Overview.** This section is being added to the Architectural Guidelines to enable Cambridge Estates Homeowners Association to most effectively review and act upon applications for “ADUs” or “JADUs”. In creating these Guidelines and Restrictions, the Cambridge Estates Homeowners Association recognizes the right of Cambridge Estates property owners to apply to construct ADUs and JADUs on their properties. These Guidelines and Restrictions have also been created in recognition of: 1) the Architectural Guidelines’ objectives, including achieving a harmonious relationship and compatible design qualities with neighboring structures and minimizing negative impacts on neighbors; and 2) the statutory authority of the Cambridge Estates Homeowners Association to create reasonable restrictions for ADUs and JADUs, provided those restrictions do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct an ADU or JADU.

An architectural review application is required for an ADU or JADU. Based on the application, some revisions may be required or some features may be prohibited that are not specifically addressed in this section. Some of those actions may be based on California statutes and/or the Truckee Municipal Code regarding ADUs and JADUs. It is noted, however, that the provisions of this section are not intended to mirror those of the State and Town, in that this section does not attempt to merely repeat the State and Town requirements, but also reflects Cambridge Estates’ right to make reasonable restrictions.

B. Requirements and Restrictions.

1. Design and Site Related.

a) **Number.** To preserve view corridors and the openness of properties and to reduce negative impacts on neighbors, each property shall be allowed only one ADU or JADU.

b) **Size.** For parcels of less than 1 acre, the maximum ADU size is 850 sq.ft. for studios and one-bedroom units, and 1,000 sq.ft. for an ADU with two or more bedrooms. For parcels of 1 acre or more, the maximum size is 1,200 sq.ft., regardless of the number of bedrooms. JADUs cannot exceed 500 sq.ft. regardless of the size of the

parcel. The primary residence must possess a minimum square footage of 2,000 sq. ft. The square footage of an ADU or JADU is considered separately as additional square footage to the primary residence.

c) Location. Reasonable discretion may be exercised in the approval process regarding the location of an attached ADU or a JADU. That includes making an effort to minimize negative impacts on neighboring properties and to preserve view corridors.

d) Setbacks. The setbacks are thirty (30) feet from the front property line, twenty (20) feet from the back property line, and ten (10) feet from the side property lines, unless the Town of Truckee has more restrictive setback requirements, which must be adhered to.

d) Exterior Design. The exterior design of an ADU and JADU shall generally match the design of the main dwelling.

e) Manufactured/Mobile homes. No manufactured home, mobile home, trailer or other movable home or structure may be used as an ADU or JADU. This restriction does not apply to “Kit” homes that have building components, including lumber, cut or prepared off-site and then assembled on-site, provided the finished structure otherwise complies with the Architectural Guidelines.

f) Parking. Given the semi-rural setting, lack of reasonably available public transportation, widespread reliance on cars, and seasonal restrictions on roadway parking in Cambridge Estates, parking is required for all ADU and JADU units. In addition to sufficient parking for the main dwelling, there shall be two parking places for an ADU and one parking place for a JADU on an all-weather surface. All-weather surfaces may be concrete, asphalt, or pavers, but not gravel or other stone. Any new parking spaces should be 10 feet or more from the property line and fit within the maximum site coverage limits. Creation of new parking spaces requires an ACC application.

g.) No garage may be converted to an ADU or a JADU unless the garage, as converted, contains two (2) enclosed parking spaces or an additional garage is constructed.

h.) Water and Sewer System Connections. Water and sewer system connections for ADUs and JADUs shall be connected to the existing public systems within Cambridge Estates.

2. Tenancy and Occupancy Related.

a) Given that the purpose of allowing ADUs and JADUs statewide and locally is to address a shortage of long-term rental housing:

1) Rental terms of ADUs and JADUs for less than four (4) months are prohibited;

2) Rental terms of six (6) months or longer are encouraged to allow the tenants to be members of the local workforce; and

3) The rental unit, be it the ADU/JADU or the main residence, must be the tenant's primary residence.

b) Subleases are prohibited.

c) The property owner may rent or lease either the ADU/JADU or the primary dwelling, but not both; and

d) The maximum number of occupants is two (2) adults and one (1) child for a one (1)-bedroom ADU, three (3) adults, or two (2) adults and two (2) children, for a two (2)-bedroom ADU, and two (2) for a JADU.

e) The property owner shall provide Cambridge Estates with a copy of the rental agreement (with personal and financial information redacted for privacy concerns) to confirm compliance with this section.