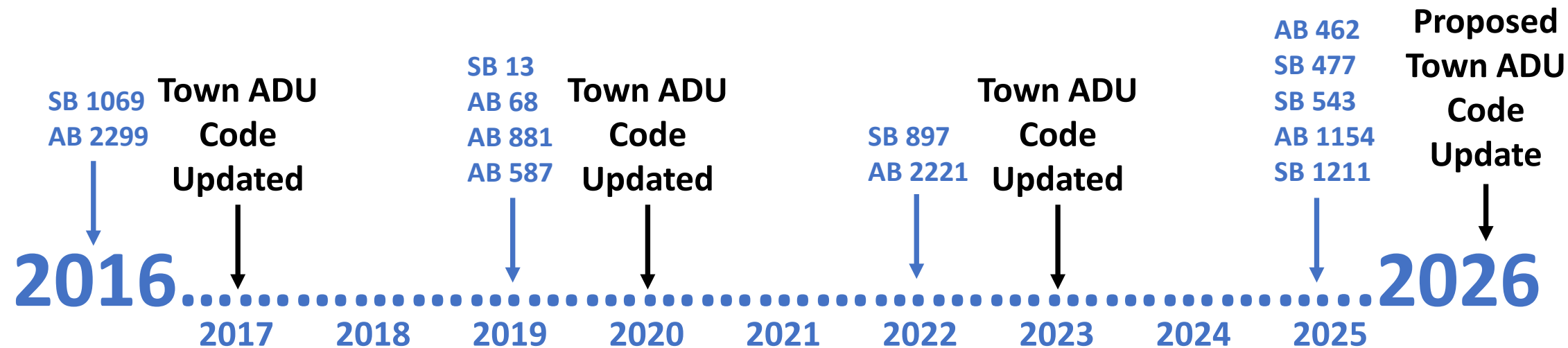


Town of Los Gatos ADU Regulations Update 2026



Timeline of State laws and Town ADU Code



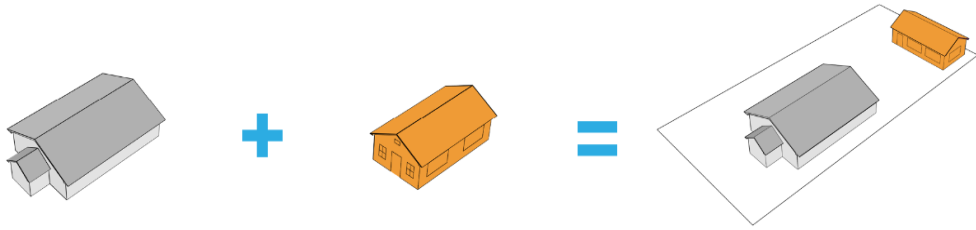
Draft ADU Ordinance



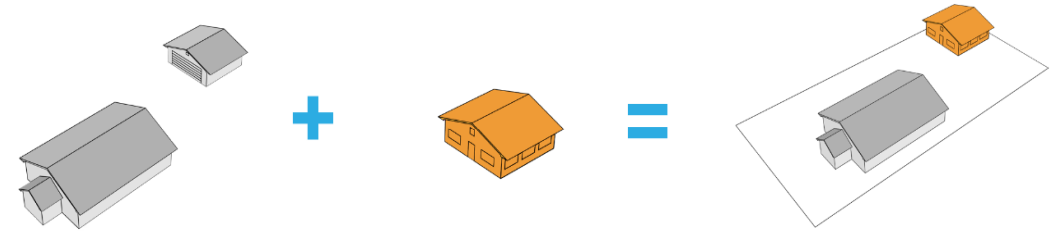
- ◆ Reorganized
- ◆ Existing language carried forward where appropriate
- ◆ Added regulations to comply with State law
- ◆ Maximum number of ADUs allowed per state requirements
- ◆ Two development options

Types of ADUs

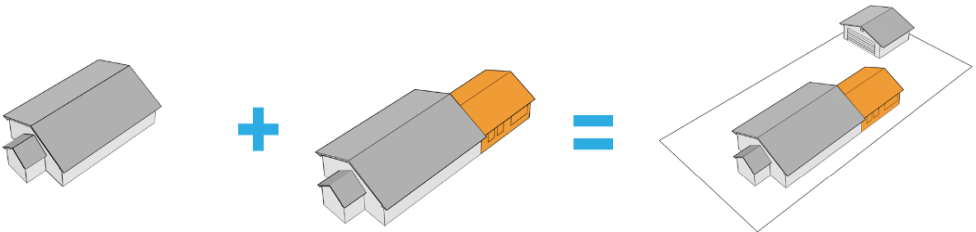
Detached ADU



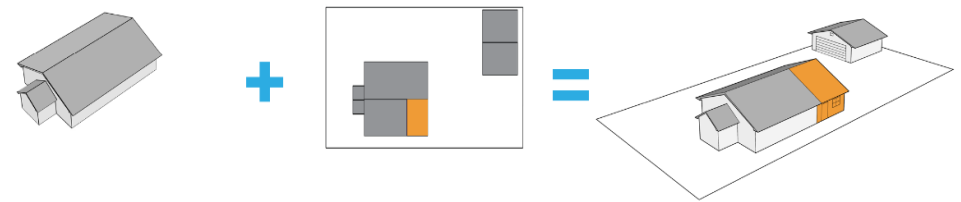
Conversion ADU



Attached ADU



Junior ADU (JADU)



Two Development Options

Town-Standard ADU

- CA Gove Code 66314 to 66322
- Up to 1,200 square feet
- Benefit from the Town-imposed 10% FAR increase
- Subject to Town's established objective development standards

By-Right ADUs

- CA Gove Code 66323, "State-exempt ADUs"
- Includes JADUs (500 sf max)

Number of ADUs Allowed

Maximum Number of Accessory Units per Property			
Primary Dwelling Type	Single-Family Dwelling	Multi-Family Dwelling (MFD)	
		Existing MFD	Proposed MFD
Number of Accessory Units Allowed per Lot	<u>4 total</u> 1 Town-standard ADU. Can be attached, detached, or conversion. 3 by-right ADUs: 1 detached ADU + 1 conversion ADU + 1 JADU	<u>5 minimum</u> 1 Town-standard ADU. Can be attached, detached, or conversion. 1 by-right conversion, or up to 25 percent of existing units. 8 by-right detached ADUs, provided the number does not exceed the number of existing primary units.	<u>3 Total</u> 1 Town-standard ADU. Can be attached, detached, or conversion. 2 by-right detached new construction ADUs

Conclusion

The Planning Commission forwarded a recommendation of approval to the Council.

Staff recommends that the Council introduce the draft ADU Ordinance.

