



ACCESSORY DWELLING UNITS (ADUs)

This brochure summarizes key Planning and Building requirements and is not intended to be an exhaustive list. Please contact Planning or Building staff if you questions particular to your project.

Location:

- **With Single-Family Home** - ADUs may be located on the same property as an existing or proposed single-family dwelling. ADUs are not permitted in conjunction with a duplex, triplex or multi-family dwelling.
- **Allowed Zones** - The lot must be located in a RH, R-1, R-2, R-3, R-4, and R-5 zoning districts.
- **One Per Lot** - May be attached to the house or detached in the rear yard. Only one ADU per property is allowed

If Built as Part of the Main Home:

- **Zoning Standards** - Must meet setback, lot coverage, and height standards for the underlying zoning district.
- **Sprinklers** - May require fire sprinklers if the existing house already has fire sprinklers, or the total area of the ADU and any substantial remodeling equals 50 percent of the main living area or 1,000 sq. ft., whichever is less.
- **One-Hour Separation** - There should be a one-hour separation between the ADU and main house. A door rated for 1-hour assembly with a self-closer is an acceptable opening.

If Detached from the Main Home:

- **Lot Coverage** - The detached ADU counts towards the maximum lot coverage for the zoning district.
- **Height** - One-story height is limited to 14 ft. Second-story ADUs are limited to 20 ft. with a possible exemption for roof height to match the architecture of the main home. Second-story plate height is limited to 8 ft.
- **Setbacks** - One-story ADUs must be 6 ft. from the rear property line, at least 6 ft. from any other structure and meet the minimum side yard setback for the zoning district. If the ADU is part of a second story over a detached garage, the minimum setback is 5 ft. from rear and side property lines.

Definition:

An accessory dwelling unit provides complete living, sleeping, eating, cooking, and sanitation facilities separate and independent of the main dwelling. ADUs cannot be used exclusively as short-term rentals.

Maximum Size:

No limitation on number of bedrooms.

- 700 sq. ft. for any ADU
- 900 sq. ft. for ADUs on RH or R-1 lots of 10,000 sq. ft. or more.
- 1,000 sq. ft. for ADUs that meet accessibility standards in the building code (11A Standards).
- Limit portions of ADU above detached garages to 576 sq. ft.

Parking:

No additional parking is required.

Homeowner Residency:

The property owner shall live in either the main dwelling or the ADU with limited exceptions.

- **Balconies, Second-story decks, and Roof decks** - All balconies, second-story decks, and roof decks on detached ADUs are prohibited.
- **Exterior Stairs & Windows** - Prohibit exterior stairs facing immediately adjacent. Require opaque or clerestory windows when facing immediately adjacent side and rear neighbors.

If Existing Square Footage is being Converted:

- **Setbacks** - Any existing detached structures may be converted to an ADU, regardless of setback. Walls closer than 5 ft. shall have a one-hour fire rating and eaves must be removed when 2 ft. or less from the property line. Any expansion of the structure must meet the setback standards for a detached ADU.
- **Conditioned Space** - If the space is not conditioned, the space will need to be considered an addition with requirements for Title 24 energy calculations and a Cal-Green checklist. Any new wall openings may require structural calculations for lateral analysis.
- **Parking** - Required replacement parking spaces may be covered or uncovered. Replacement spaces shall be located on any paved area on the lot, including within any setback. Tandem configuration is permitted. A parking space must be at least 18 ft. deep by 8.5 ft. wide.

General Fire and Building Safety Requirements

- **Electrical** - ADU occupants must have ready access to the electrical panel with overcurrent devices that serve the ADU. The space must comply with CA Electrical Code.
- **Heating** - Occupants shall have direct access to their heating system for service and repair. The ADU shall have a separate heating system (and air conditioning system, if provided). Existing ductwork in the ADU may be left in place, provided it is terminated at the point where the ductwork enters the unit.
- **Smoke Detectors** - Smoke detectors shall be interconnected with the rest of the structure. Carbon monoxide (CO) monitors are required.
- **Fire Sprinklers** - In garages covered by fire sprinkler systems the systems will need to be altered to accommodate any new walls in the ADU (all garage conversions in sprinklered buildings shall be sprinklered). ADU's attached to sprinklered residences or structures are required to be sprinklered. Detached ADUs typically do not require fire sprinklers.

Note: One-Stop Plan Reviews are not available for ADUs.

Fees:

In addition to the building permit fees, ADUs are also subject to the Traffic Impact Fee (TIF) of typically \$1,617/unit, and an addressing fee of \$135.

Kitchens:

To qualify as a kitchen and meet the definition of an ADU, there must be a stove/oven, 2-20 amp circuits, a sink and a food preserving appliance. Wet bars with countertop ovens are not acceptable.

Entrances:

Garage doors or patio doors may not be used as the main entrance to the ADU, the unit must be accessed by a side-hinged swinging door. Replacement wall shall match the existing residence in color and materials.

Addresses:

Addresses shall generally be the main address with the subset "A". Signs shall be high contrast and placed prominently and clearly.