



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 the 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.
- **Setbacks** - Must be 10 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.
- **Required Rear Yard Coverage** - Cannot cover more than 50 percent of the required rear yard area.
- **Height** - Height is limited to 14 ft. If the ADU is part of a second story over a detached garage, the minimum setback is 5 ft. Second stories on detached garages are only permitted for ADUs.
- **Fire Sprinklers** - Fire sprinklers are not required.

Definition:

An accessory dwelling unit provides complete living, sleeping, eating, cooking, and sanitation facilities separate and independent of the main dwelling.

Maximum Size:

No limitation on number of bedrooms.

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

Parking:

No additional parking is required.

Homeowner Residency:

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

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.
- **Garage Door** - The garage door must be removed for reasons of fire safety. Replacement wall shall match the existing residence in color and materials.
- **Water Heater** - Water heater shall be properly installed for a conditioned space.

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.

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 \$391.

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.

Addresses:

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



ACCESSORY DWELLING UNIT ORDINANCE

SUMMARY

An Accessory Dwelling Unit (ADU) may be built on the same property as an existing or proposed single-family residence in the RH, R-1, R-2, R-3, R-4, and R-5 zoning districts.

Maximum ADU Square Footage:

- The maximum allowable floor area for an ADU may be increased from 640 square feet to 700 square feet if an ADU is constructed to meet the California Building Code requirements for disabled access. Up to one (1) bedroom shall be permitted.
- Exception: For lots that are greater than or equal to 10,000 square feet in the Residential Hillside (RH) or Residential Single-Family (R-1) Zoning Districts, the maximum allowable floor area for an ADU shall be 800 square feet and no more than two (2) bedrooms.

Homeowner Residency Requirement:

- The property owner shall live in either the main house or the ADU.
- Exception: The homeowner may live off-site and rent out both the main house and the ADU due to:
 - a. A medical condition that requires residency elsewhere; or
 - b. The homeowner accepts a job transfer outside of the San Francisco Bay Area.

Water Main Upgrade Exemption:

- ADUs shall be exempt from the requirement of upgrading a water main.

Fire Sprinkler Requirement:

- Fire sprinklers shall be installed for the ADU.

Height & Setbacks for Attached ADUs:

The height and setbacks of an ADU that is **attached** to the main house shall be subject to the maximum building height and minimum setback standards of the underlying zoning district. To find your zoning district, enter your address [here](#).

Height & Setbacks for Detached ADUs:

- The height and setbacks of an ADU that is **detached** from the main house shall be subject to the maximum building height and minimum setback standards of the underlying zoning district.
- The building height of a detached ADU shall not exceed the building height of the main residence.
- Exception: A detached ADU may be built within a required rear yard setback area provided that the ADU meets the following requirements:
 - a. Minimum Rear Yard Setback: 10 feet
 - b. Maximum Building Height: 14 feet
 - c. Maximum Wall Height: 9 feet
 - d. No more than 50% of the required rear yard setback area shall be covered by structures.

Parking:

- One (1) covered or uncovered space shall be required for the ADU. If uncovered, the ADU parking space may be located on a driveway within a required front, side or rear yard setback area.
- Tandem parking to meet the ADU parking requirement is permitted.