

ACCESSORY DWELLING UNIT (ADU) SUMMARY SHEET

- **Types of ADUs:** There are three types of ADUs: junior (created within existing home); attached (created as an addition to existing home); and detached (free-standing structure or attached to accessory structure). Junior ADUs have an efficiency kitchen* and may share bathroom facilities with the primary residence. Attached and detached ADUs have a full kitchen and separate bathroom facilities. (*An efficiency kitchen includes cooking appliances and food preparation space. It may or may not include a sink.)



Junior

Attached

Detached

- **Zoning:** ADUs are permitted in all residential zones, including multi-family zones.
- **Minimum Lot Size:** ADUs may be built on any size lot but must comply with applicable zoning requirements including setbacks.
- **Maximum Unit Size:** The maximum allowed size for ADUs are as follows:
 - Junior ADU: 500 square feet
 - Attached ADU: 50% of primary residence area
 - Detached ADU: 850 square feet for a studio or 1-bedroom unit and 1,000 square feet for a 2-bedroom or larger unit
- **Number of ADUs Per Lot:** 1 junior and 1 attached or detached ADU are allowed on single-family lots. Multi-family lots may have 2 detached ADUs and attached ADUs equal to 25% of the multi-family units.
- **Maximum Height:** Junior and attached ADUs have the same maximum height as the primary dwelling unit. Detached ADUs are limited to a maximum height of 16 feet.
- **Parking:** One parking space is required for attached and detached ADUs with 1 or more bedrooms. The parking may be uncovered and may be tandem in a driveway. No parking is required for studio units or junior ADUs. ADUs are exempt from parking requirements in certain situations. Please see Common ADU Questions for exemptions.
- **Setbacks:** Junior and attached ADUs are subject to the same setbacks as the primary residence. Side and rear setbacks for detached ADUs are 4 ft.

ANSWERS TO COMMON ADU QUESTIONS

- **Do I have to live on the property?** Property owners are not required to reside on the property for attached or detached ADUs. For junior ADUs, the property owner must live in either the primary residence or the junior ADU.
- **Can I rent the ADU separately from my main home?** Yes.
- **What are the exceptions to parking requirements?** Parking is not required for an ADU meeting any of the following criteria:
 - Located within ½ mile of public transit
 - Located in an architecturally and historically significant district
 - Located within one block of car share vehicle
 - Located within an existing structure that has been expanded by no more than 150 square feet
- **If I convert my garage to an ADU do I have to replace parking?** No. Replacement parking is not required.
- **Can I construct a new home and ADU at the same time?** Yes. However, a detached ADU requires a separate building permit. Additionally, a final building inspection will not be granted for the ADU until the new house is completed.
- **Do I have to install fire sprinklers?** Fire sprinklers are required if the primary residence has fire sprinklers and may be required otherwise per the Fire Department under certain conditions.
- **Will my property taxes increase if I build an ADU?** Possibly. Under Prop 13 the County Assessor will appraise the new construction at fair market value.
- **Can I sell the ADU separately from my home?** No.
- **What fees do I pay?** All ADUs are subject to building and planning processing and permit fees. If your ADU is over 750 SF it is also subject to impact fees in an amount proportional to the size of the primary residence.
- **How long does it take to get a permit?** State law requires that ADUs be approved within 60 days of a complete application being submitted.
- **What are the objective design standards I must follow?** i) Materials and colors of exterior walls, roof, eaves, windows, and doors of an ADU must match those of the primary dwelling. ii) Roof slope of ADU must match the dominant roof slope of the primary dwelling. iii) ADU must have an independent exterior entrance separate from the primary dwelling.