



ACCESSORY DWELLING UNIT (ADU) INFO SHEET

General Information

Accessory Dwelling Unit (ADU) is an attached or detached residential dwelling unit.

Junior Accessory Dwelling Unit (JADU) is a conversion of existing interior spaces within the primary residence.

More Information and Tools

[ADU ORDINANCE \(FULL\)](#)

[PROPERTY LOOKUP MAP](#)

[APPLICATION CHECKLIST](#)

Type	ADU		Junior ADU	
Allowed Zoning District	Single Family Dwelling	Multi Family Dwelling	Single Family Dwelling	Multi Family Dwelling
Max. # Permitted per Lot	1	2 (2 detached ADUs)	1 (Junior ADU is not permitted on a lot with an ADU, unless: see Appendix 1)	-
Impact Fees	No impact fees may be imposed on a junior ADU or ADU that is less than 750 square feet in size. For any ADU with a floor area of 750 square feet or more, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.			
Floor Area (sqft)	Minimum: 150 (refer to Health and Safety Code Section 17958.1) Maximum: 850 for a studio/one-bedroom 1,000 for two or more bedrooms		Minimum: 150. Maximum: 500.	
Max Height (ft)	16 (unless: see Appendix 4)		Not applicable	
Min. Side and Rear Yard Setback (ft)	4 (No setbacks are required for the conversion of an existing living area/structure that is converted to an ADU). For front yard setback, see Appendix 4 .		Not applicable	
Min. Separation with primary dwelling (ft)	5 (unless: see Appendix 2)		Not applicable	
Kitchen	Must have separate kitchen			
Parking	1 per ADU (refer to Article 15.04.804) May be provided as tandem parking on an existing driveway or in a setback area. However, no additional parking shall be required if the ADU is located in any one or the regions listed in Appendix 3 .		No additional parking required	
Design Standard	Shall have exterior designs that are consistent with the primary dwelling and incorporate the same or similar building materials, colors, and exterior surfaces and finishes as those on the primary dwelling.		Not applicable	

Deed Restriction:

Prior to obtaining building permits for an accessory dwelling unit or junior accessory dwelling unit, a property owner shall file with the Contra Costa County Recorder a deed restriction, in a form approved by the City Attorney, which must include the provisions set forth below. **This deed restriction shall run with the land**, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the Zoning Administrator stating that:

- 1) The accessory dwelling unit or junior accessory dwelling unit shall not be sold separately from the primary dwelling unit unless consistent with the provisions of Government Code section 65852.26 or successor provision;
- 2) The accessory dwelling unit or junior accessory dwelling unit is restricted to the size and attributes approved by the Zoning Administrator in its Zoning Compliance review per Article 15.04.804;
- 3) The accessory dwelling unit or junior accessory dwelling unit shall not be rented for a period shorter than 30 days;
- 4) For a junior accessory dwelling unit, the junior accessory dwelling unit or the remaining portion of the single-family structure must be owner occupied;
- 5) The restrictions shall be binding upon any successor in owner of the property and lack of compliance with any provisions of the Municipal Code may result in legal action against the property owner, including revocation of any right to maintain an accessory dwelling unit or junior accessory dwelling unit on the property.

Appendix 1:

A junior accessory dwelling unit is not permitted on a lot with an accessory dwelling unit unless the accessory dwelling unit is:

- 1) A detached, new construction accessory dwelling unit up to 800 square feet, up to 16 feet in height, and with up to four-foot side and rear setbacks; or
- 2) An accessory dwelling unit within the proposed or existing space of a single-family dwelling or existing space of an accessory structure. The accessory dwelling unit within the existing space of an accessory structure may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure to accommodate ingress and egress. The accessory dwelling unit shall have exterior access from the single-family home. The setbacks must be sufficient for fire and safety

Appendix 2:

The requirement of minimum separation with primary dwelling **shall not be applied to prohibit construction** of a detached ADU with a total floor area not greater than 800 square feet, not more than 16 feet high, and with side and rear yard setbacks of at least 4 feet.

Appendix 3:

No additional parking shall be required if the accessory unit is located:

- 1) Within one-half mile walking distance of public transit;
- 2) In an architecturally and historically significant historic district;
- 3) In part of a proposed or existing primary residence or an accessory structure;
- 4) In an area requiring on-street parking permits but they are not offered to the occupant of the second unit; or
- 5) Within one block of a car-share pick up/drop-off location. When a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit, the parking spaces need not be replaced.

Appendix 4:

AB 2221 and SB 897, effective January 1, 2023, made substantial changes in development standards for ADUs.

These changes are reflected as:

- 1) ADUs can be developed in detached garages;
- 2) Two detached ADUs may be planned for a *proposed* multifamily building as well as an existing building;
- 3) The following heights must be allowed:
 - a. 16-foot tall detached ADU on any lot;
 - b. 18-foot tall detached ADU on a lot that is within one-half mile walking distance of a major public transit stop or a high-quality transit corridor, as defined Public Resources Code Section 21155 (plus an additional two feet in height to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit);
 - c. 18-foot detached ADU on a lot with an existing or proposed multifamily, multistory dwelling;
 - d. 25-foot attached ADU or the height limitation that applies to the primary dwelling, whichever is lower. The local agency may limit the height to two stories;
- 4) Front yard setback requirements may not limit an attached or detached ADU to less than 800 square feet in size.