



Development Services Department

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SUMMARY OF ACCESSORY DWELLING UNIT (ADU) REGULATIONS

Effective January 1, 2020

Processing + Land Use Development Standards

Building permits for ADUs will be ministerial approval within **60-days** of receiving a **complete** application.

	Junior ADU (JADU)	SINGLE – FAMILY ADU			MULTIFAMILY ADU	
ADU Type	 Conversion JADU¹ <i>[interior conversion of some portion of a single-family dwelling]</i>	 Conversion ADU² <i>[interior conversion of existing habitable or non-habitable area within a single-family dwelling, or conversion of a legally built detached accessory structure or accessory building]</i>	 Detached ADUs <i>[new construction]</i>	 Attached ADU <i>[addition/new construction]</i>	 Conversion ADU <i>[interior conversion of existing non-habitable area of multifamily building]</i>	 Detached ADUs <i>[new construction]</i>
Zoning	Allowed on all lots zoned for <u>residential use</u> Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.					
Number of Accessory Units	1/lot	1/lot ⁷			At least one and no more than 25% of the existing unit count in multifamily building. ³	2
Maximum Size (Square Feet)	500	850 for studio and 1 bedroom 1,000 for 2+ bedrooms	1,200	No more than 50% of the floor area of an existing or proposed primary dwelling unit	850 for studio and 1 bedroom 1,000 for 2+ bedrooms	1,200
Maximum Height (Feet)	N/A	N/A	Detached = 16 ft./ Attached = primary dwelling		N/A	16
Interior Side Setbacks (Feet)	N/A	N/A	4		N/A	4
Rear Setbacks (Feet)	N/A	N/A	4		N/A	4
Front and Street Side Setbacks (Feet)	Setback determined by underlying zoning district					
Entrance(s)	Exterior entrance required.	Exterior entrance required.			Independent entrance required. ⁴	
Kitchen	Efficiency kitchen required. ⁵	Full kitchen required. ⁶				
Parking Requirements	N/A	One (1) parking space required except where: 1) the accessory dwelling unit is located within one-half (1/2) mile walking distance of public transit, including any bus stop; 2) The accessory dwelling unit is located within an architecturally and historically significant historic district; 3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.; 4) When on-street parking permits are required but not available to the occupant of the accessory dwelling unit; or 5) When there is a car share vehicle located within one (1) block of the accessory dwelling unit.				
Deed Restrictions	The owner of the property must record a deed restriction to include the requirements listed in Government Sections 65852.2 and 658582.22.	The owner of the property must record a deed restriction with the Sacramento County Recorder Clerk's Office that restricts the sale of the ADU from the existing dwelling unit(s) and prohibits Short Term Rentals.				
Owner Occupancy	Required for either single-family dwelling or JADU.	Not required for ADUs permitted between January 1, 2020 and January 1, 2025.				
Rentals	Rentals shall be for terms longer than 30 days.					
Impact Fees	None	ADUs Less than 750 SF - None ADUs Equal to or Greater than 750 SF - Impact fees collected must be proportional to square footage of existing dwelling unit(s).				
Utility Fees and Connections	No connection fee or capacity charge and no direct line required between ADU or JADU and utility unless in conjunction with a new single-family dwelling.	Connection fee or capacity charge "proportionate to the burden" of the ADU and may require new or separate utility connections.				

¹A Junior ADU (JADU) is a small dwelling unit created from some existing portion of a single-family dwelling. These units can have their own bathroom facilities or share with the single-family dwelling.

²Conversions do not allow modifications to building footprint/ dimensions of legally built accessory structures or buildings, except where sufficient egress and ingress may be accommodated. In such instances, an accessory structure or building may be expanded by up to 150 square feet.

³When calculating, round down to the nearest integer.

⁴Exterior entrance not required, but independent entrance (e.g. off hallway, stairwell or other common space) is required.

⁵An efficiency kitchen includes 1) a sink; 2) a cooking facility with appliances that do not require electrical service greater than 120 volts or natural or propane gas; and 3) food preparation counter and storage cabinets.

⁶A full kitchen requires habitable space used for preparation of food that contains at least a sink, a refrigerator of no less than 10 cubic feet, and either a cooktop and an oven, or a range.

⁷Two ADUs may be allowed when 1 of the accessory dwellings is a JADU.

N/A= Not Applicable

SF= Square Footage