

## ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

The information contained within this handout is a summary of Pleasanton Municipal Code (PMC) Section 18.106. For additional details and the full text, please consult the PMC.

### WHAT IS AN ACCESSORY DWELLING UNIT?

Accessory dwelling unit (ADU) means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with one or more proposed or existing primary residences. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation.

### WHAT IS A JUNIOR ACCESSORY DWELLING UNIT?

Junior accessory dwelling unit (JADU) means an area not exceeding 500 square feet in size excluding any shared sanitation facility with the primary residence that is **entirely contained within the space of a proposed or existing one-family residential dwelling unit**. It shall include its own separate exterior entrance, sink, cooking appliance, counter surface for food preparation, and storage cabinets of reasonable size in relation to the size of the JADU. The JADU may share a bathroom with the existing primary residence or may have its own bathroom.

### WHERE CAN I BUILD AN ADU OR JADU AND HOW MANY CAN I BUILD?

ADUs and JADUs can be built on any site zoned for any residential use (single-family or multifamily) where there is an existing or proposed primary residence. In single-family developments, one ADU (attached to or detached from the primary residence) and one JADU are permitted. In multifamily developments, one of the following is permitted: (1) up to two detached ADUs; or (2) ADUs resulting from the conversion of non-habitable portions of the existing multifamily structures. A minimum of one such ADU is permitted and a maximum of 25 percent of the existing multifamily units located within each multi-family structure is permitted. Please refer to PMC Section 18.106 for more information.

### WHAT IS A STATEWIDE EXEMPTION ADU?

A Statewide Exemption ADU is no larger than 800 square feet, no taller than 16 feet in height, and provides at least a four-foot setback from the minimum side and rear property lines.

### WHAT ARE THE FEES?

There is no fee for Planning review. Building Permit and Plan Review fees are applicable to any ADU or JADU for which a building permit is required (e.g., new construction or alterations to existing construction.) These fees remain as stated in the current [Development Fee schedule](#). ADUs of 749 square feet or less, and all JADUs, are exempt from payment of Capital Facility and Transportation Fees. Fees for ADUs 750 square feet or greater are reduced compared to other types of construction.

## DEVELOPMENT STANDARDS

<b>Single-Family: Detached ADU (New Construction)*</b>	
<i>Size:</i>	<ul style="list-style-type: none"> <li>• Up to 850 square feet for a studio or one-bedroom</li> <li>• Up to 1,000 square feet for two or more bedrooms</li> </ul>
<i>Setback requirements:</i>	<ul style="list-style-type: none"> <li>• 4 feet from the side and rear yard property lines</li> <li>• 6 feet from the primary residence</li> <li>• 10 feet from a street side property line if ADU exceeds 800 square feet</li> </ul>
<i>Height:</i>	<p>Maximum height of 16 feet as measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the structure to the highest point of the structure.</p> <p>For properties located within one-half mile of a major transit stop or high-quality transit corridor per Government Code Section 21155, the maximum height is 18 feet plus an additional two feet in height to accommodate a roof pitch that is aligned with the primary unit.</p>
<i>Floor Area Ratio &amp; other requirements:</i>	If an ADU exceeds 800 square feet the proposal must comply with applicable floor area ratio maximums, minimum open space requirements, and any other applicable development regulations established by the zoning district or planned unit development in which the property is located.

*\*A proposed ADU that is the result from the conversion of an existing accessory structure may retain the existing height and setbacks. Any addition to the accessory structure for the purpose of ADU conversion must comply with the standards listed above.*

<b>Single-Family: Attached ADU</b>	
<i>Size:</i>	<p>ADUs that are attached additions to one-family homes are limited to 50 percent of the gross floor area of the home and to the size limits identified below. The 50 percent limit does not, however, preclude a unit of being at least either of the sizes below.</p> <ul style="list-style-type: none"> <li>• Up to 850 square feet for a studio or one-bedroom</li> <li>• Up to 1,000 square feet for two or more bedrooms</li> <li>• ADUs that result from the conversion of existing space may exceed the identified size limits</li> </ul>
<i>Height:</i>	Maximum height 16, except when the ADU is the result of the conversion of existing space. An ADU proposed on the second story shall not exceed 25 feet. Height of the attached ADU is measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the ADU to the highest point of the structure including parapet or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof.
<i>Setback requirements:</i>	<p>If the attached ADU meets the Statewide Exemption Standards (i.e. less than 800 square feet) the setbacks are: 4 feet from the side and rear yard property lines.</p> <p>If the attached ADU does not meet the Statewide Exemption Standards (i.e. exceeds 800 square feet) it shall be subject to the minimum front,</p>

	rear, and side yard setback requirements of the main structure.
<i>Floor Area Ratio &amp; other requirements:</i>	If an ADU exceeds 800 square feet the proposal must comply with applicable floor area ratio maximums, minimum open space requirements, and any other applicable development regulations established by the zoning district or planned unit development in which the property is located.
<b>Junior ADU</b>	
<i>Size:</i>	Up to 500 square feet, no less than 150 square feet.
<i>Location:</i>	Must be located entirely within the existing structure of the one-family residence and must have its own separate interior and exterior entrances.
<i>Facility requirements:</i>	Must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. Gas and 220v circuits shall not be allowed. The unit may share a bathroom with the primary residence or may have its own bathroom.

<b>Standards for all ADUs</b>	
<i>Design Standards:</i>	<p>Architecture of an ADU must match the existing architectural style of the primary residence with the use of the following building elements to the maximum extent feasible:</p> <ul style="list-style-type: none"> <li>• Use of the same wall material or wall, or wall material that visually appears the same as the existing primary residence, including color and texture.</li> <li>• Use of same trim material and trim style.</li> <li>• Use of same roof form, roofing material and roof slope to the maximum extent feasible.</li> <li>• Use of the same window size, proportion, operation, recess or reveal, divided light pattern, and spacing distance between placement of windows.</li> <li>• Use of same railing design and material.</li> <li>• Exterior lighting shall be shielded, directed downward, and located only at exterior doors and if applicable, along the path of travel from the public right-of-way.</li> </ul>
<i>Screening Standards:</i>	<p>A solid fence at least six feet in height <u>and</u> vegetative screening/plantings of species with a mature height of at least 10 feet in height must be located or constructed along interior side and rear yard property lines adjacent to the ADU if the ADU is located less than 10 feet from respective property lines.*</p> <p>On a corner property, if the ADU is located less than 10 feet from respective property lines, a solid fence at least six feet in height or vegetative screening/plantings of a species with a mature height of at least 10 feet shall be located in the area between the ADU and the street side yard property line, and both a solid fence at least six feet in</p>

	<p>height and vegetative screening/planting of a species with a mature height of at least 10 feet shall be located in the area between the ADU and the rear yard property line.*</p> <p><i>*In no instance must solid fencing be required in planned unit developments where open fencing is otherwise required. Please review the fence requirements identified in Chapter 18.84 of the PMC.</i></p>
<i>Fire Sprinklers:</i>	<p>Required for the ADU if they are required for the primary residence. Note: California Building Code (CBC) requires 1-hour construction or fire sprinklers for ADUs that are located less than 5 feet from another structure.</p>
<i>Solar Power:</i>	<p>Attached ADU: None required.</p> <p>Detached ADU: Required. The new California Energy Code (CEC) requirements mandate photovoltaic (PV) solar installation for new detached ADUs built from the foundation up. However, the required solar panels may be installed on the primary residence.</p>
<i>Parking:</i>	<p>One additional off-street parking space on the lot must be made continuously available to the occupants of the ADU. Parking may be provided as tandem, or may be located in setbacks, but not in the front yard setback unless on the driveway.</p> <p>When a garage, carport, or covered parking structure is demolished in conjunction with construction of an ADU or is converted to an ADU, those off-street parking spaces are not required to be replaced.</p> <p>Parking for an ADU shall not be required if the ADU is:</p> <ul style="list-style-type: none"> <li>• Located within one-half mile of public transit.</li> <li>• Located within an architecturally and historically significant historic district.</li> <li>• Located in part of an existing primary residence or an existing accessory structure.</li> <li>• Located in an area requiring on-street parking permits, but not offered to the occupant of the ADU; or</li> <li>• Located within one block of a car share vehicle.</li> </ul> <p><i>*Parking is not required for JADUs</i></p>
<i>Deed restriction &amp; owner occupancy:</i>	<p>Owner occupancy for the primary dwelling or the ADU is not required for ADUs approved between January 2020 and January 2025 but is required for either the primary dwelling or a JADU.</p> <p>A deed restriction on a property with either an ADU or JADU is required. Please see PMC section 18.106.060 and 18.106.070 for additional information and details.</p>

## SUBMITTAL REQUIREMENTS

Following is a comprehensive list of plans and documents required for an ADU/JADU application submittal:

- Plot plan (drawn to scale) showing the dimensions of the lot on which the ADU or JADU will be located; the location and dimensioned setbacks of all existing and proposed structures on the proposed site; any existing trees proposed to be removed; all easements; building envelopes; solid fencing and vegetative screening; and parking for the project site.
- Floor plans of the entire structure with each room dimensioned and the resulting floor area calculated. The use of each room shall be identified.
- Elevation drawings of existing and proposed elevations, showing all relevant details of the proposed construction, including but not limited to: dimensions; materials and colors with notation demonstrating that the proposed accessory dwelling unit matches the design of the existing structure; and any other special characteristics of the project.
- A table detailing the lot size, existing home square footage (with and without the garage), square footage of the proposed ADU/JADU, and the floor area ratio. If the ADU is for a multi-family development, the table shall include the square footages of all multi-family units within the subject multi-family structure.

JADUs and ADUs must be submitted via the Building & Safety Division portal. Please follow the Building & Safety Division's [Residential Submittal Requirements](#) and submit via the [Building & Safety Division portal](#).