



Accessory Dwelling Units (ADUs)

Zoning Ordinance

Section D4-39



Effective Feb 28, 2020

What is an ADU?

Accessory Dwelling Unit: An attached or detached subordinate dwelling unit located on a lot which contains a single-family or multifamily dwelling. It shall include provisions for living, eating, sleeping, cooking, and sanitation. An accessory dwelling unit may include an efficiency unit or manufactured home, but is not considered an accessory building.

Junior Accessory Dwelling Unit: A unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may contain separate sanitation facilities, or may share sanitation facilities with the existing structure.

Attached dwelling unit: A dwelling unit that has one or more party walls in common with another dwelling unit.

Detached dwelling unit: A dwelling unit that does not share any walls in common with another dwelling unit.

Repurposed/Converted Space: An existing space within the home that has been turned into an ADU.

Applicability: ADUs are permitted in residential zones on lots with a single-family or multi-family dwellings.

Design and Development Standards

Unit Size

1. An ADU **attached or constructed within an existing building** shall be at least 150 sq. feet, but not more than 50% of the net floor area, or 850 square feet, whichever is greater.
2. A **detached** ADU studio or one-bedroom unit shall be at least 150 sq. ft. and shall not exceed a maximum of 850 square feet. A **detached** ADU with more than one bedroom shall contain at least 150 square feet and shall not exceed a maximum of 1,000 square feet.
3. The existing dwelling may be the ADU if a new dwelling unit is built and all standards and requirements are met.

Height

1. The height of an **attached** accessory dwelling is based on maximum height allowed in the applicable residential zone.
2. The height of a **detached** accessory dwelling shall be limited to 16 feet.

Parking

An ADU must have one covered or uncovered parking space in addition to the parking required for the primary unit. The parking space may be located within a required setback on a compliant parking surface or as a tandem space on an existing driveway. (Parking exceptions may be granted under certain conditions. See Zoning Ordinance section D4-39).

Required Setbacks

1. An attached ADU shall conform to the setbacks required of the primary unit within the zone.

No additional setbacks are required for the conversion of an existing structure into an ADU.

2. A detached accessory dwelling unit shall be set back a minimum of 20 ft. from the front property line, 4 ft. from the side property line, and 4 ft. from the rear property line.

Design

1. The exterior shall be built in harmony with the immediate neighborhood.
2. Outside access shall not be in the front of the existing building.
3. The ADU shall be designed to minimize potential privacy issues with the neighboring properties, and additional landscape screening may be required.

Occupancy

Rental of the primary or accessory dwelling unit shall not be for a term of 30 days or less unless approved for “lodging uses” pursuant to the zoning ordinance.

BENEFITS OF AN ADU

- 1. Provides housing for relatives, friends, caregivers, etc.**
- 2. Becomes a source of income for homeowners**
- 3. Adds homes for a relatively affordable cost**
- 4. Environmentally efficient**



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