



CITY OF SAN RAMON

Planning Services Division
7000 Bollinger Canyon Road San Ramon, CA
94583 Telephone: 925.973.2560
Fax: 925.830.0100
Email: Planning@sanramon.ca.gov

Accessory Dwelling Unit (ADU) Handout

Please note that these standards are *subject to change, in accordance with State Law.*

All Accessory Dwelling Units (ADU) must comply with the standards that are set by both the City and the State of California under **Zoning Ordinance D4-39 and Government Code 65852.2, as amended.**

Definitions

- 1. Attached Accessory Dwelling Unit** – Dwelling unit attached to a single-family dwelling or multifamily dwelling. It shall include provisions for living, eating, sleeping, cooking, and sanitation.
- 2. Detached Accessory Dwelling Unit** – Dwelling unit that does not share any walls with another dwelling unit. It shall include provisions for living, eating, sleeping, cooking, and sanitation.
- 3. Conversion** – Dwelling unit attached to a single-family dwelling or multifamily dwelling, that has been converted from an existing structure in the same location and dimensions as the preceding structure, and shall include provisions for living, eating, sleeping, cooking, and sanitation.
- 4. Junior Accessory Dwelling Unit (JADU)** – Dwelling unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. This unit may have separate or shared sanitation facilities or share with primary residence.

Applicability

Accessory dwelling units are permitted on lots with a single-family or multi-family dwelling.

- 1. Single-Family** – Within an existing, new, or planned Single-Family lot. A maximum of one full ADU (either Detached or Attached), and one JADU is allowed per lot.
- 2. Multi-Family** – Within an existing, new, or planned Multi-Family structure that is not currently used as livable space. including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.
 - a)** Accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling but are detached from that multifamily dwelling, cannot exceed a maximum of two.
 - b)** Accessory dwelling units **within** an existing multifamily dwelling shall allow for a total of up to 25 percent of the existing multifamily dwelling units.

Development Standards

1. Unit Size

- A. A detached ADU studio or one-bedroom unit must have at **least 150 square feet** in living space with a **maximum square footage of 850 feet**. If the unit has one bedroom, it must have at **least 150 square feet** and a **maximum of 1,200 square feet**.
- B. An attached ADU unit must have at **least 150 square feet** in living space and shall not exceed 50 percent of the total floor area of the existing primary dwelling.
 - a) An existing dwelling unit may become the ADU if a new dwelling unit is built, and all standards and requirements are met.
- C. An ADU conversion within an existing dwelling shall contain at least 150 square feet, but not more than 50 percent of the net floor area of the existing dwelling.
- D. A JADU can be at least **150 square feet** in size and no more than **500 square feet** in size and contained entirely within an existing single-family structure.

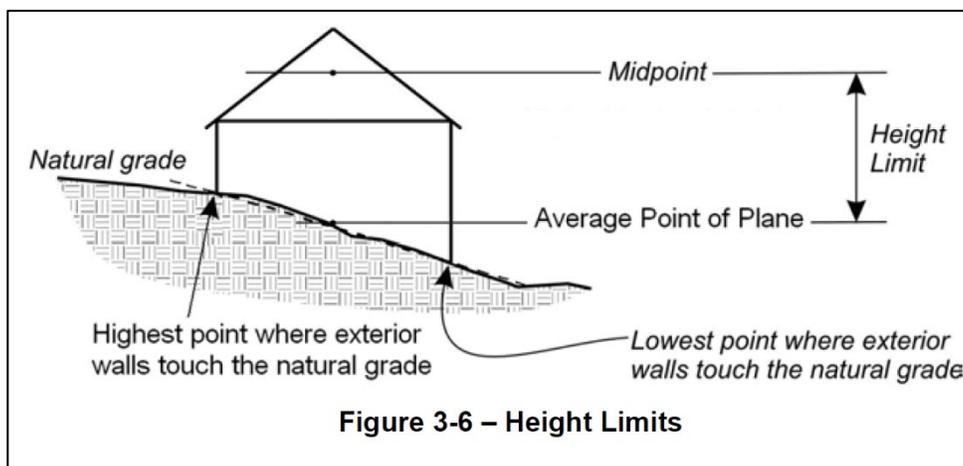
2. Height

A. Detached Accessory Units

- a) A **maximum height of 16 feet** for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.
- b) A **maximum height of 18 feet** for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

B. Attached Accessory Units

- a) A **height of 25 feet** or the **maximum height limit** allowed within the applicable zoning district for the primary dwelling, whichever is lower.

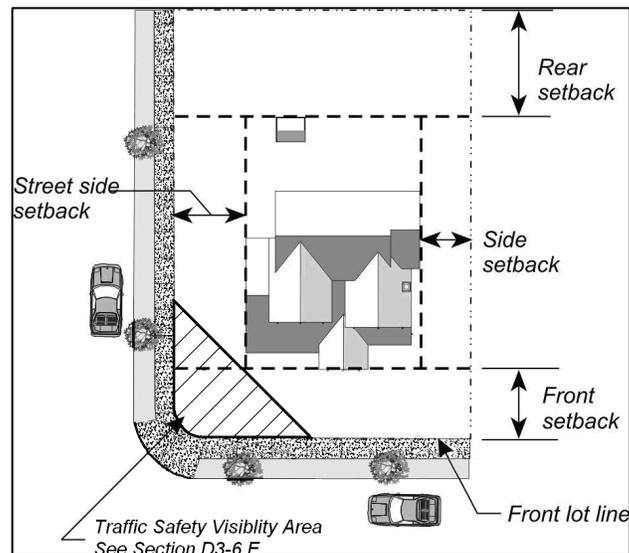


3. Required Setbacks

A. In all Residential and Planning Development zones, a detached accessory dwelling unit shall maintain the following minimum setbacks:

- a) A minimum of **20 feet** from the **front** of the property line
- b) A minimum of **4 feet** from the **side** of the property line
- c) A minimum of **4 feet** from the **rear** of the property line

No additional setbacks are required for a conversion of an existing structure into an accessory dwelling unit.



PLEASE NOTE:

California Government Code Section 65852.2(e) provides an exemption which allows for a streamlined review process. If your proposed ADU Meets the following criteria:

- a) Up to 800 Square Feet; and
- b) Maximum 16 feet tall for Single-Family parcels or 18 feet tall for Multifamily parcels; and
- c) Minimum 4-foot side and rear yard setbacks.

Planning Staff will determine your qualifications for the exemption based upon the information provided on the Accessory Dwelling Units Application Form, and Project Plans.

4. Parking

- A. An ADU/JADU shall require one (1) covered or uncovered parking space to be provided on a paved parking surface in addition to the existing parking of the primary residence. The additional parking space may be located on an existing driveway as a tandem space.

Exception: Additional parking shall not be required under the following conditions:

- a) The accessory dwelling unit is located within one-half mile of public transit. (For the purpose of this paragraph, public transit means any established bus stop associated with the bus services available for general public, such as but not limited to County Connection); or
- b) The accessory dwelling unit is located within an architecturally and historically significant historic district; or
- c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure; or
- d) When on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit; or
- e) When there is a car share vehicle located within one block of the accessory dwelling unit. (For the purpose of this paragraph, car share vehicle means a passenger vehicle available at a designated location for general public by reservation and with a fee, such as but not limited to vehicles managed by Zipcar.)

5. Design

- A. Utility Connections shall be required based on the service provider's standards for ADUs however, an applicant is not required to install a new or separate utility connection unless the ADU is being built within a Single-Family Dwelling.

Occupancy

- A. Short term rentals (terms of less than 30 days) of an ADU/JADU are **Prohibited**, any rental terms must be for a minimum of 30 consecutive days.
- B. All new ADUs are subject to the recording of a Deed Restriction prohibiting short-term rentals with the City of San Ramon, and Contra Costa County Recorder.
- C. The City of San Ramon does not allow for the separate sale or conveyance of Accessory Dwelling Units.