



# Accessory Dwelling Unit (ADU) Summary Sheet

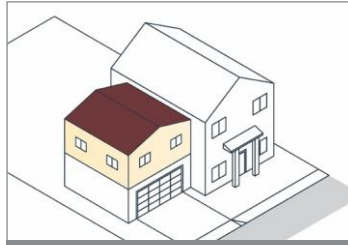
## Statewide Exemption ADU:

No development standards shall be applied that would prohibit up to an 800 square foot ADU that is no more than 16 feet in height with 4 foot side and 4 foot rear setbacks to be constructed in compliance with all other local development standards.

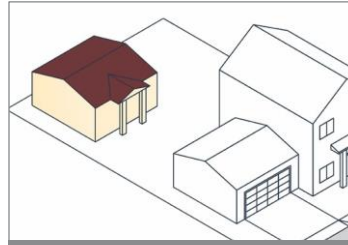
## ADUs on Lots with a Single-Family Dwelling

### Types of ADUs Allowed

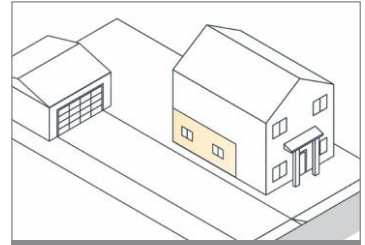
Attached (created as an addition to an existing home); Detached (free-standing structures, and Interior/Conversion (created within a new or existing home including "garage conversions").



Attached



Detached



Interior/Conversion

### Size:

- **Attached/Interior/Conversion:** 50% of the living area of the primary dwelling unit or 1,200 square feet, whichever is less.
- **Detached:** 1,200 square feet max.

### Height:

- **Attached:** 25 feet max.
  - **Detached:** 16 feet
- Height exceptions may be granted if the requirements in [Government Code Section 66321\(b\)\(4\)](#) are met.

### Setbacks:

- **Side:** 4 feet
- **Street Side:** 4 feet
- **Rear:** 4 feet

No setback is required for an ADU or JADU created within an existing living area or accessory structure, or for an ADU that replaces an existing structure, provided that the new construction is in the same location and maintains the same dimensions (footprint, height, and volume) as the existing structure.

An ADU up to 800 square feet may be constructed within the front yard setback if physically infeasible to construct on other areas of the lot while maintaining the required setbacks.

**Number of ADUs:** Per Government Code section [66323\(a\) and \(b\)](#), a total of three (3) ADUs may be developed on a single-family property: One ADU within the converted space of a proposed or existing single-family dwelling or accessory structure, one JADU within the proposed or existing space of a single-family dwelling or accessory structure, and one newly constructed detached ADU.

**Entrance:** Converted ADUs (attached or interior/conversion) must have exterior access and setbacks for fire and safety when accompanied with the proposed or existing single-family dwelling.

**Residential Development:** A residential dwelling must already exist on the lot or shall be constructed on the lot in conjunction with the construction of the ADU.

**Fire Sprinklers:** ADUs are not required to provide fire sprinklers if they are not required for the primary residence. Constructing an ADU does not trigger a requirement for fire sprinklers to be installed.

**Exterior Design and Materials:** The exterior design and materials of the ADU shall be visually compatible with the primary dwelling in regard to the roof, building walls, doors, windows, horizontal/vertical expression, and architectural detail, as set forth in Dixon Municipal Code Section [18.19.040\(D\)\(4\)](#).

**Parking:** One (1) off-street parking space is required per ADU, except if one or more of the following circumstances exist:

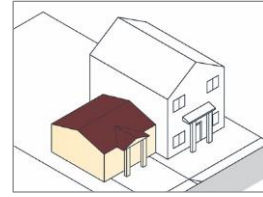
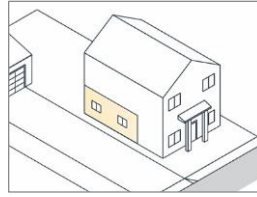
- The ADU is within 0.5-mile walking distance of public transit.\*
- The ADU is within an architecturally and historically significant historic district.
- The ADU is part of the existing primary unit or an existing accessory structure.
- On-street parking permits are required but not offered to the occupant of the ADU.
- There is a car share vehicle located within one block of the ADU.
- When a permit application for the ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in Government Code section [66322\(a\)\(1\)-\(5\)](#).

\* **Public Transit:** A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public, in accordance with [Government Code section 66313\(m\)](#).

## Junior Accessory Dwelling Units (JADU)

JADUs are small, quasi-independent dwellings that must be located within an existing single-family home (for example, an attached garage).

- **Size:** 500 square feet max.
- **Entrance:** Must have an independent exterior entrance.
- **Kitchen:** Must have a kitchen or efficiency kitchen.
- **Parking:** No additional parking is required.



- **Rental:** Cannot be rented for less than 30 days.
- **Bathroom:** May feature an independent bathroom or a shared bathroom with the primary bathroom. A JADU shall also provide an interior entry into the main living area if the JADU does not provide its own independent bathroom.

## ADUs on Lots with a Multi-Family Dwelling

### Types of ADUs Allowed:

There are two types of multifamily ADUs: Detached (free-standing structures); and Interior/Conversion (created by converting existing nonresidential space).

### Number of ADUs:

- **Detached ADUs:** Up to two (2) detached ADUs from a proposed multifamily dwelling, or up to eight (8) detached ADUs from an existing multifamily dwelling, not to exceed the number of existing units on the lot.
- **Interior/conversion ADUs:** Minimum one (1) or up to 25% of existing primary units.

### Size:

- **Detached:** 1,200 square feet max.
- **Interior/Conversion:** 1,200 square feet or up to 50% of the floor area of the existing primary dwelling, whichever is less.

### Setbacks, Detached:

- **Side:** 4 feet
- **Rear:** 4 feet
- **Street Side:** 4 feet

### Height, Detached:

- **One-Story:** 16 feet
- **Multi-Story:** 18 feet

Height exceptions may be granted if the requirements in Government Code Section [66321\(b\)\(4\)](#) are met.

**Other Standards:** ADUs shall comply with all applicable base zone district objective development standards, including lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, regardless of whether the ADUs are located on lots with single family or multifamily dwellings unless the application of any one or more of these standards precludes the construction of at least a Statewide Exemption ADU.

## Answers to Common ADU Questions

- 1. Do I have to live on the property?** If the property has a JADU the property owner shall be required to reside in either the JADU or the primary dwelling unit.
- 2. Can I rent the ADU/JADU separately from the main home?** Yes. ADUs/JADUs cannot be rented for less than 30 days.
- 3. Can I rent an ADU/JADU as a vacation rental?** ADUs/JADUs shall be rented for a minimum term of more than 30 days.
- 4. If I convert my garage to an ADU, will I be required to replace those parking spaces on site?** No, replacement of off-street parking space is not required when an ADU is created through the conversion or demolition of a garage, carport or covered parking structure.
- 5. Can the ADU have separate utility meters?** Yes.
- 6. Is owner occupancy required?** No, for ADUs. Yes, for JADUs. The owner must reside in either the remaining portion of the primary residence or in the newly created JADU.
- 7. Do I have to pay an impact fee?** Payment of an impact fee is only due if your ADU is 750 square feet or greater. The fee is charged proportionately in relation to the fee for a primary home.
- 8. Can I construct a new house and an ADU at the same time?** Yes. However a Certificate of Occupancy will not be granted for the ADU until the new house is completed.

- 9. Can my HOA prevent me from building an ADU?** No. An HOA may only apply "reasonable restrictions" under [California Civil Code Section 4751\(b\)](#) and [Civil Code Section 714.3\(b\)](#).
- 10. Will my property taxes increase if I build an ADU?** Yes. Under Proposition 13 the County Assessor will appraise the new construction at fair market value.
- 11. How long does it take to get a permit?** ADU applications are approved ministerially and shall be reviewed within 60 days of submittal of a complete building permit application.

### Other Resources

- [Solano ADU](#)
- [California Government Code Title 7, Division 1, Chapter 13](#)
- [HCD ADU Handbook](#)

### Additional Questions?

Contact the Planning Division:

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**Phone:** 707-678-7000 ext. 1114