

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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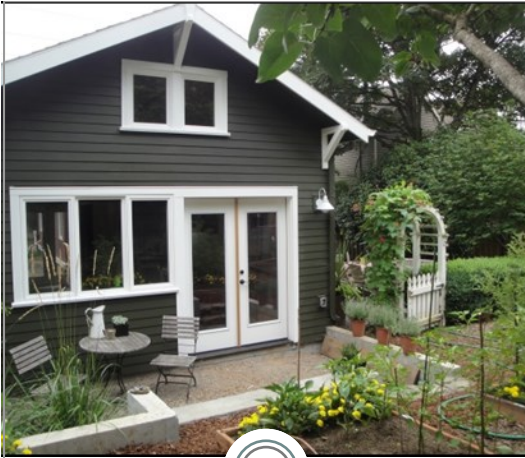


Accessory Dwelling Units (ADUs)

Zoning Ordinance
Section D4-39



City of San Ramon
Community Development
Department



What is an ADU?

Accessory Dwelling Unit: An attached or detached subordinate dwelling unit located on a lot which contains a single-family 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.

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 dwelling.

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 of the existing dwelling up to 1200 sq. ft.
2. A detached ADU shall be at least 150 sq. ft. and a maximum of 1,200 sq. ft.
3. Shall include no more than 2 bedrooms and 2 bathrooms
4. The existing dwelling may be the ADU, and a new dwelling unit built, if all standards and requirements are met.

Height

As generally applicable to residential construction in the applicable zone.

Parking

An ADU must have one covered or uncovered parking space in addition to the parking required for the primary unit. 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).

Occupancy

Primary dwelling or ADU must be owner occupied. Rental of the primary or ADU cannot be rented for less than 30 days unless approved for "lodging uses".

Required Setbacks

1. Residential (R) Zone or Planned Development (PD) Zone: An attached ADU or detached two-story ADU must conform to the setback's generally applicable to residential development in the applicable zone.

No setback shall be required for the conversion of an existing garage and no more than 5 feet from the side and rear property lines for an ADU constructed above an existing garage.

2. In RS-6 and RS-7 zones, a detached one-story dwelling unit shall be set back a minimum of 20 ft. from the front property line, 5 ft. from the interior side property line, 7 ft. from the corner side property line, and 7 ft. from the rear property line.

3. In all other R zones or a PD zone, a detached one-story ADU shall be set back 20 ft. from the front property lines, 7 ft. from the interior and corner side property lines, and 7 ft. from the rear property lines.

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. Side or rear access shall not be visible from the front or street
3. Utility connections shall be required based on service provider's standards for ADUs.