

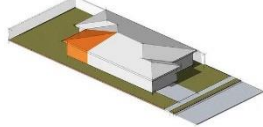
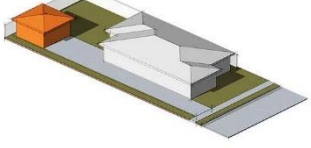
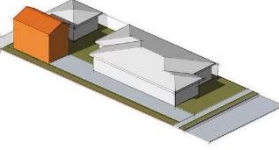

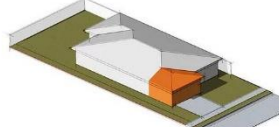
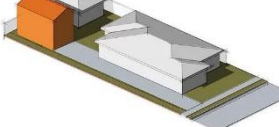


ACCESSORY DWELLING UNIT ORDINANCE SUMMARY

Effective January 1, 2020

Processing + Land Use Development Standard

Ministerial land use approval and building permits for ADUs will be issued within **60-days** of receiving a **complete**¹ application.

	JADU ²	SINGLE – FAMILY ADU			MULTIFAMILY ADU	
ADU Type	 Conversion JADU³ <i>[interior conversion of some portion of a single-family dwelling]</i>	 Conversion ADU³ <i>[interior conversion of existing area within a single-family dwelling, or conversion of a legally built accessory structure or accessory building]</i>	 Detached ADUs <i>[new construction]</i>	 Attached ADU <i>[addition/new construction]</i>	 Conversion ADU <i>[interior conversion of existing non-habitable area of multifamily building]</i>	 Detached ADUs <i>[new construction]</i>
Zoning	Allowed on all lots zoned for residential use except in the following districts: Freeway Commercial (CF), Medical (M), Intensive Use – Limited (IUL), Intensive Use (IU), and Public and Quasi-Public Facilities (PF)					
Number of Accessory Units	1	1 + JADU			At least one and no more than 25% of the existing unit count in multifamily building. ⁴	2
Maximum Size (Square Feet)	500	850 for studio and 1 bedroom 1,000 for 2+ bedrooms	1,000	No more than 50% of the floor area of an existing or proposed primary dwelling unit	850 for studio and 1 bedroom 1,000 for 2+ bedrooms	1,000
Maximum Height (Feet)	N/A	N/A	Height of primary unit; 2 stories or 25 feet (whichever is less)		N/A	Height of primary unit; 2 stories or 25 feet (whichever is less)
Side Setbacks (Feet)	N/A	N/A	4		N/A	4
Rear Setbacks (Feet)	N/A	N/A	4		N/A	4
Entrance(s)	Exterior entrance required.	Exterior entrance required.			Independent entrance required. ⁵	
Parking Requirements	N/A	One parking space required ⁶ . Replacement parking for existing dwelling unit(s) not required when a garage, carport, or covered parking structure is physically replaced by an accessory dwelling unit.				
Deed Restrictions	The owner of the property must record a deed restriction to include the requirements listed in Government Sections 65852.2 and 658582.22.	The owner of the property must record a deed restriction with Solano County that restricts the sale ⁷ of the ADU from the existing dwelling unit(s) and prohibits Short Term Rentals.				
Owner Occupancy	Not required for ADUs permitted between January 1, 2020 and January 1, 2025.					
Short Term Rentals	Prohibited					
Impact Fees	None	ADUs Less than 750 SF- None ADUs Equal to or Greater than 750 SF- Impact fees collected must be proportional to square footage of existing dwelling unit(s).				
Utility Fees and Connections	No connection fee or capacity charge and no direct line required between ADU or JADU and utility unless in conjunction with a new single-family dwelling.	Connection fee or capacity charge “proportionate to the burden” of the ADU and may require new or separate utility connections.				

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¹ A **complete application** demonstrates compliance with applicable codes.

² A Junior ADU (JADU) is a small dwelling unit created from some portion of a single family dwelling. These units can have their own bathroom facilities or share with the single family dwelling. Government Section 65852.22(2) Require owner-occupancy in the single-family residence in which the junior accessory dwelling unit will be permitted. The owner may reside in either the remaining portion of the structure or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

³ Conversions do not allow modifications to building footprint/ dimensions of legally built structures or buildings, except where sufficient egress and ingress requires modifications -- in which case, an expansion of up to 150 square feet is allowed for JADUs and legally built accessory buildings and structures.

⁴ When calculating, round down to the nearest integer.

⁵ Exterior entrance not required, but independent entrance (e.g. off hallway, stairwell or other common space) is required.

⁶ For properties **not** in Vallejo Heights or Beverly Hills, no parking is required if any the following conditions apply:

- Property is located within ½ mile of an active public transit stop or terminal;
- Property is located on a street that requires on-street parking permits, but permit is not offered or otherwise available to the ADU occupant;
- Property is located in a designated historic district; or
- ADU is located within one block of a car share program area.

⁷ AB587 allows an exception to sale ADU if qualified non-profit corporation developed the property.