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Purpose: This handout summarizes the regulations for accessory dwelling units and junior accessory dwelling units constructed within the City of Sonoma. See Urgency Ordinance 07-2019, AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA MODIFYING MUNICIPAL CODE TITLE 10 “INTEGRATED DEVELOPMENT REGULATIONS AND GUIDELINES” TO REVISE REGULATIONS RELATED TO ACCESSORY DWELING UNITS AND JUNIOR ACCESSORY DWELLING UNITS INCLUDING” CHAPTER 10.10 “ZONES AND ALLOWABLE USES” AND SECTION 19.50.090 “ACCESSORY DWELLING UNITS” for more information.

Summary of Characteristics and Requirements

| Unit Type | Attached Accessory Dwelling Unit (Attached ADU) | Detached Accessory Dwelling Unit (Detached ADU) | Junior Accessory Dwelling Unit (JADU) | Efficiency Unit (EDU) <i>(an EDU is a subset of an ADU)</i> |
|--|---|--|--|--|
| Basic Requirement | ADU may be a Manufactured Home or Efficiency Unit. <i>SMC¹ 19.50.090.A.1 and Govt. Code 65852.2.(i)(4)1</i> | ADU may be a Manufactured Home or Efficiency Unit. <i>SMC 19.50.090.A.1 and Govt. Code 65852.2.(i)(4)</i> | Must be created from a bedroom within an existing or proposed dwelling unit only. Primary residence or JADU must be owner occupied. <i>Govt. Code² 65852.22.(a)(3)</i> | May be attached to or detached from the primary dwelling unit. <i>SMC 19.50.090.A.1</i> |
| Recordation of a deed restriction required? | Yes <i>City of Sonoma Ord. 7-2019</i> | Yes <i>City of Sonoma Ord. 7-2019</i> | Yes <i>Govt. Code 65852.2(a)(3)</i> | Yes <i>City of Sonoma Ord. 7-2019</i> |
| Must be created within the walls of proposed or existing single-family residence? | No | No | Yes <i>SMC 19.50.090.C.3 and Govt. Code 65852.22.(a)(4)</i> | No |
| Number of ADUs/JADUs allowed on single-family lot. | One ADU or one JADU. One ADU and one JADU is allowed if the ADU is a detached structure. <i>City of Sonoma Ord. 7-2019</i> | | | |
| Number of ADUs allowed on mixed use or multi-family lot. | At least one converted ADU, up to 25% of existing multi-family units. Up to two detached ADUs. <i>City of Sonoma Ord. 7-2019</i> | | | |
| 10 ft. Minimum Separation from the Main Dwelling? | No | Yes <i>SMC 19.50.090.B.3</i> | Not Applicable | Yes, if detached. <i>SMC 19.50.090.B.3</i> |

¹ SMC means the Sonoma Municipal Code

² Govt. Code means the California Government Code

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|--|---|---|---|---|
| Lot Coverage and Floor Area Ratio shall be met? | Yes, but may not require detached unit to be less than 800 sq. ft. <i>City of Sonoma Ord. 7-2019</i> | Yes, but may not require detached unit to be less than 800 sq. ft. <i>City of Sonoma Ord. 7-2019</i> | No, if main dwelling was legally constructed. | Yes, but may not require detached unit to be less than 800 sq. ft. <i>City of Sonoma Ord. 7-2019</i> |
| Building Setbacks Required? | Yes <i>See SMC Chapter 19 and SMC 19.50.090.B.4</i> | 4 ft. rear and side setbacks. Front setback must conform to zoning district. <i>City of Sonoma Ord. 7-2019</i> | No, if main dwelling was legally constructed. | 4 ft. rear and side setbacks. Front setback must conform to zoning district. <i>City of Sonoma Ord. 7-2019</i> |
| ADU Setback from Main Dwelling | N/A | 10 Feet Minimum. | Not Applicable | 10 Feet Minimum (if detached). |
| Separate Entrance Required? | Yes <i>CRC³ R311.1</i> | Yes <i>CRC R311.1</i> | Yes <i>SMC 19.50.090.C.3</i> | Yes <i>CRC R311.1</i> |
| Kitchen Required? | Yes <i>SMC 19.92.020.A</i> | Yes <i>SMC 19.92.020.A</i> | Efficiency Kitchen <i>SMC 19.92.020.A</i> | Yes <i>SMC 19.92.020.A</i> |
| Bathroom Required? | Yes <i>SMC 19.92.020.A</i> | Yes <i>SMC 19.92.020.A</i> | Yes May be Shared with Primary Dwelling. <i>SMC 19.92.020.A</i> | Yes <i>SMC 19.92.020.A</i> |
| Minimum Dwelling Unit Area | 150 s.f. <i>SMC 19.50.090.B.2.a</i> | 150 s.f. <i>SMC 19.50.090.B.2.b</i> | 70 sq. ft. (except kitchens). <i>CRC R304.1</i> | 150 s.f. <i>H&SC⁴ 17958.1 and SMC 19.50.090.B.2.a.&b</i> |
| Minimum Habitable Room Size | 70 sq. ft. (except kitchens). <i>CRC R304.1</i> | 70 sq. ft. (except kitchens). <i>CRC R304.1</i> | 70 sq. ft. (except kitchens). <i>CRC R304.1</i> | 150 s.f. <i>H&SC 17958.1, SMC 19.92.090.B.2.a.&b and SMC 19.20.020.E "Efficiency Unit"</i> |
| Minimum Habitable Room Dimension | 7 feet in any horizontal direction, (except kitchen). <i>CRC R304.2</i> | | | |
| Maximum Floor Area | <i>850 sq. ft. for a studio or one bedroom and 1,000 sq. ft. for a two bedroom. Also limited to 50% of existing dwelling unit. However, may not require unit to be less than 800 sq. ft.</i> <i>City of Sonoma Ord. 7-2019</i> | <i>850 sq. ft. for a studio or one bedroom and 1,000 sq. ft. For a two bedroom. If exceeding 650 sq. ft., limited to 50% of main dwelling. However, may not require unit to be less than 800 sq. ft.</i> <i>City of Sonoma Ord. 7-2019</i> | 500 s.f. <i>SMC 19.50.090.C.2</i> | 500 s.f. <i>City of Sonoma Ord. 7-2019</i> |

³ CRC means the California Residential Code

⁴ H&SC means the California Health & Safety Code

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|---|--|--|--|--|
| Maximum Building Height | 16 ft. for a single-story ADU. Second story or two-story not to exceed height of primary dwelling. <i>City of Sonoma Ord. 7-2019</i> | 16 ft. for a single-story ADU. <i>City of Sonoma Ord. 7-2019</i> | See SMC 19.40.040 for max. ht. | 16 ft. for a single-story ADU. <i>City of Sonoma Ord. 7-2019</i> |
| Maximum Occupancy? | No specified requirement | No specified requirement | No specified requirement | 2 persons <i>H&SC 17958.1</i> |
| Can Be Rented? | If for 30 days or more. <i>SMC 19.50.090.A.3</i> | If for 30 days or more. <i>SMC 19.50.090.A.3</i> | If for 30 days or more. | If for 30 days or more. <i>SMC 19.50.090.A.3</i> |
| Owner Occupancy | Not required. | Not required. | Required. | Not required. |
| Parking | When parking spaces are eliminated due to conversion of garage or carport to an ADU, parking for the single-family residence does NOT have to be replaced, and ADU parking is not required. <i>City of Sonoma Ord. 7-2019</i> | | | |
| Building Permit Required? | Yes <i>CA Residential Code 106.1 as amended by the Sonoma Municipal Code</i> | | | |
| Fire Sprinkler System Required? | If installed or required in the primary dwelling. <i>Govt. Code 65852.2(e) and SMC 14.10.045 - 2016 California Fire Code amendment of section 903.2</i> | If installed or required in the primary dwelling. <i>Govt. Code 65852.2(e) and SMC 14.10.045 - 2016 California Fire Code amendment of section 903.2</i> | If installed or required in the primary dwelling. <i>Govt. Code 65852.2(e) and SMC 14.10.045 - 2016 California Fire Code amendment of section 903.2</i> | If installed or required in the primary dwelling. <i>Govt. Code 65852.2(e) and SMC 14.10.045 - 2016 California Fire Code amendment of section 903.2</i> |
| 1-Hour Fire-Resistive Wall Separation Required Between Dwelling Units? | Yes, between dwelling units. <i>CRC R302.3</i> | Not applicable | Not applicable | Yes, between dwelling units if attached. <i>CRC R302.3</i> |
| Electrical Load Calculations Required? | Yes <i>CEC Article 220</i> | Yes <i>CEC Article 220</i> | Not usually if the main electrical service panel is listed for 100 amperes or larger. | Yes <i>CEC Article 220</i> |
| New or Separate Sewer Connection Required at Street Main? | No <i>Govt. Code 65852.2(f)(2)(A)&(B) and 65852.2.(f)(2)</i> | Possibly – Check with Sonoma County Permit Sonoma Engineering, Sanitation Sewer Section. <i>Govt. Code 65852.2(f)(2)(B)</i> | No <i>Govt. Code 65852.22(e)</i> | Possibly – Check with Sonoma County Permit Sonoma Engineering, Sanitation Sewer Section. <i>Govt. Code 65852.2(f)(2)(B)</i> |
| Sewer Connection or Capacity (ESD) Fees Required? | No <i>Govt. Code 65852.2.(f)(2)</i> | Possibly – Check with Permit Sonoma Engineering, Sanitation Sewer Section. <i>Govt. Code 65852.2(f)(2)(B)</i> | No <i>Govt. Code 65852.22(e)</i> | Possibly if a detached EDU – Check with Sonoma County PRMD. <i>Govt. Code 65852.2(f)(2)(B)</i> |

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|---|--|--|---|--|
| Sonoma County PRMD written authorization required? | Yes | Yes | No | Yes |
| New or Separate Water Connection Required at Street Main? | No, if ADU is created within existing space. Required if larger water service lateral or water meter is needed due to inadequate water service size. <i>Govt. Code 65852.2(f)(2)(A)</i> | No, if ADU is created within existing space. Required if larger water service lateral or water meter is needed due to inadequate water service size. <i>Govt. Code 65852.2(f)(2)(A)</i> | Required only if larger water service lateral or water meter is needed due to inadequate water service size. <i>Govt. Code 65852.22(e)</i> | Required only if larger water service lateral or water meter is needed due to inadequate water service size. <i>Govt. Code 65852.2(f)(2)(A)</i> |
| Water Connection Fee Required? | Only if new water meter is needed due to inadequate size. Meter charge only! <i>Govt. Code 65852.2(f)(2)(B)</i> | Only if new water meter is needed due to inadequate size. Meter charge only! <i>Govt. Code 65852.2(f)(2)(B)</i> | No <i>Govt. Code 65852.22(e)</i> | Only if new water meter is needed due to inadequate size. Meter charge only! <i>Govt. Code 65852.2(f)(2)(B)</i> |
| Water Capacity (ESD) Fees Required? | No <i>Govt. Code 65852.2(f)(2)(B)</i> | No <i>Govt. Code 65852.2(f)(2)(B)</i> | No <i>Govt. Code 65852.22(e)</i> | No <i>Govt. Code 65852.2(f)(2)(B)</i> |
| Zoning Districts Where Allowed? | R-HS, R-R, R-L, R-S, R-M, R-H, R-O, R-P, and MX | | | |
| School Impact Fees Required? | If more than 500 s.f. is added. | If more than 500 s.f. | Not applicable | If more than 500 s.f. |
| Additional Parking Spaces Required? | Possibly <i>SMC 19.50.090.E</i> | Possibly <i>SMC 19.50.090.E</i> | No <i>SMC 19.50.090.C.7</i> | Possibly <i>SMC 19.50.090.E</i> |
| Landscaping Required? | Not required. <i>City of Sonoma Ord. 7-2019</i> | Not required. <i>City of Sonoma Ord. 7-2019</i> | Not Required. <i>City of Sonoma Ord. 7-2019</i> | Not required. <i>City of Sonoma Ord. 7-2019</i> |
| Permit Application Review Period | 60 days for a zoning clearance and 60 days for a building permit unless longer time frame requested by applicant. <i>City of Sonoma Ord. 7-2019</i> | | | |

What is an “accessory dwelling unit”?

An accessory dwelling unit is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons, and includes separate permanent provisions for entry, living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling. An accessory dwelling unit may also be provided as an efficiency dwelling unit and/or a manufactured home. (SMC 19.92.020.A)

What is a junior accessory dwelling unit?

A junior accessory dwelling unit is a living space not exceeding 500 sq. ft. in size and contained entirely within an existing single-family dwelling. A junior accessory dwelling unit shall include an efficiency kitchen and may include separate sanitation facilities or share sanitation facilities with the existing structure. (SMC 19.92.020.A)

What is an efficiency dwelling unit?

“Efficiency dwelling unit” means a small, self-contained dwelling unit (occupied by no more than two persons⁵) containing a (only one¹) habitable room of not less than 150 square feet of floor area and a minimum horizontal dimension of seven feet. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable rooms *[The City Planning Department considers “a small, self-contained dwelling unit” to be a dwelling unit not exceeding 850 square feet in floor area.]*

“Dwelling unit” defined.

“Dwelling,” “dwelling unit,” or “housing unit” means a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. (SMC 19.92.020.D)

“Efficiency kitchen” defined.

“Efficiency kitchen” means a removable kitchen that contains a sink with a maximum [vertical] waste line diameter of 1.5 inches; appliances that do not require electrical service greater than 120 volts, or natural or propane gas; a limited food preparation counter; and storage cabinets. The entire kitchen shall not exceed six lineal feet, except that if existing counter space is being converted to efficiency kitchen use then the counter space shall not exceed eight lineal feet. *[Examples of prohibited cooking appliances are: ranges, stoves, cook tops, and built-in ovens. Examples of cooking appliances that may be used are: microwave ovens, hot plates, and similar appliances intended for use on top of a countertop. Refrigerator size is not limited.]*

Where are accessory dwelling units, junior accessory dwelling units or efficiency dwelling units allowed?

- Accessory dwelling units are allowed in the R-HS, R-R, R-L, R-S, R-M, R-H, R-O, R-P, and MX zones.
- A lot where there are currently multiple detached single-family dwellings is eligible for creation of one ADU per lot by converting space within the proposed or existing space of a single-family dwelling or existing structure and a new construction detached ADU subject to certain development standards.
- An accessory dwelling unit may be within, attached to, or detached from the primary dwelling unit. A detached accessory dwelling unit may take the form of a manufactured home on a permanent foundation. If detached, the accessory dwelling unit shall be separated from the main dwelling unit a minimum of 10 feet.

Who can live in an accessory dwelling unit, junior accessory dwelling unit or an efficiency dwelling unit?

Anyone can live in an accessory dwelling unit, junior accessory dwelling unit or efficiency dwelling unit. The owner of the property shall reside on the property in either the main or junior accessory dwelling unit (upon construction). Accessory dwelling units, junior accessory dwelling units, or efficiency dwelling units may be rented for periods of 30 days or more. The rental of an accessory unit for periods of less than 30 days is prohibited.

How many parking spaces are required?

Parking shall be provided in compliance with Chapter 19.410.050 SMC, Parking and Loading Standards. No additional parking is required for Junior Accessible Dwelling Units.

⁵ See CA Health & Safety Code 17958.1

Is a building permit required for accessory dwelling units, junior accessory dwelling units or efficiency dwelling units?

Yes, a building permit is required for all proposed dwelling unit types.

- Fire-Resistive Construction. Pursuant to Section R302 of the CA Residential Code as amended by the City of Sonoma, Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.
- Automatic Fire Sprinkler Systems. Pursuant to CA Govt. Code Section 65852.2(c) & (e) [Effective 1/1/17], CA State Fire Marshal Information Bulletin 17-001 and Chapter 14.10.045 of the Sonoma Municipal Code, an automatic fire sprinkler system is required for:
 - 1) New detached accessory dwelling units when:
 - a) The primary dwelling on the property has or will have as a result of the current project, an automatic fire sprinkler system installed; or
 - b) The detached accessory dwelling unit floor area exceeds 1,200 sq. ft.
 - 2) New attached accessory dwelling units constructed within or added to an existing primary residence when:
 - a) The existing primary dwelling on the property already has an automatic fire sprinkler system installed; or
 - b) The addition to or alteration of the existing primary dwelling to facilitate the creation of an attached accessory dwelling unit (including the subject ADU project), plus any other building permits issued for the building within any 36 month period, exceeds a total permit valuation of \$100,000.

What are the size requirements for accessory dwelling units, junior accessory dwelling units and efficiency dwelling units?

- Attached accessory dwelling unit. The minimum floor area is 150 s.f. The minimum dimension of any habitable room, except kitchens, is 7 feet in any horizontal direction (CA Residential Code R304.2). The minimum ceiling height shall comply with the CA Residential Code. The maximum size is 30 percent of the existing living area of the main dwelling.
- Detached accessory dwelling unit. The minimum size is 150 sq. ft. The minimum dimension of any habitable room, except kitchens, is 7 feet in any horizontal direction (CA Residential Code R304.2). The minimum ceiling height shall comply with the CA Residential Code. The maximum floor area is 850 sq. ft. Any detached accessory dwelling unit exceeding 650 sq. ft. shall not exceed 50 percent of the existing living area of the main dwelling.
- Junior accessory dwelling unit. The minimum size of habitable rooms, except kitchens, is 70 sq. ft. (CA Residential Code R304.1). The minimum dimension of any habitable room, except kitchens, is 7 feet in any horizontal direction (CA Residential Code R304.2). The minimum ceiling height shall comply with the CA Residential Code. The maximum floor area is 500 sq. ft. and all applicable residential zoning district requirements regarding coverage and floor area ration shall be met.
- Efficiency dwelling unit. The habitable room shall be not less than 150 s.f. of floor area with a minimum horizontal dimension in any direction of 7 feet. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable rooms. The minimum dimension of any habitable room, except kitchens, is 7 feet in any horizontal direction (CA Residential Code R304.2). The minimum ceiling height shall comply with the CA Residential Code. The maximum floor area of an efficiency dwelling unit is 500 s.f.

What are the height limitations for buildings containing accessory dwelling units?

Each accessory dwelling unit, junior accessory dwelling unit, and efficiency dwelling unit shall comply with the height limitations established in the zoning district where the structure is located. Detached accessory dwelling units shall be limited to a single story and shall comply with height restrictions for accessory structures. Attached accessory dwelling units shall comply with height restrictions for primary structures.

Permit fees for dwelling units.

- **Building Permit Fees.** Permit application fees can vary depending upon the nature of the proposed project. Prior to issuance of the building permit for a dwelling unit, building permit fees, school impact fees, sewer fees, and water fees may need to be paid. To obtain a rough estimate of building permit fees, contact the City building department and provide all requested project information.
- **School Impact Fees.** School Impact Fees apply to dwelling units where newly created habitable space exceeds 500 s.f. in area. Contact the Sonoma Valley Unified School District for more information.
- **Sewer Fees.** Sewer connection and capacity fees do not apply to attached accessory dwelling units, junior accessory dwelling units, or attached efficiency dwelling units. Separate sewer utility connections and sewer connection (ESD) capacity charges and inspection fees may apply to detached accessory dwelling units or detached efficiency dwelling units (CA Health & Safety Code 65852.2(g)(2)(B)). ESD's for accessory dwelling units and efficiency dwelling units must be calculated by Sonoma County Permit Sonoma Engineering, Sanitation Sewer Section prior to issuance of a building permit. Contact Sonoma County Permit Sonoma Engineering, Sanitation Sewer Section at (707) 565-3628 or Keith.Hanna@sonoma-county.org for more information regarding sewer fees and connections.
- **Water Fees.** Water capacity fees do not apply to attached accessory dwelling units, junior accessory dwelling units or attached efficiency dwelling units. Water capacity fees apply to detached accessory dwelling units or detached efficiency dwelling units (CA Health & Safety Code 65852.2(g)(2)(B)). Water connection fees apply if a new water service is needed due to an inadequately sized existing water service. Contact the City of Sonoma Water Department at (707) 938-3681 for more information regarding water fees.