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**Purpose:** This handout summarizes the regulations of the City of Sonoma for accessory dwelling units and junior accessory dwelling units. The text of the ordinance can be found in Sonoma Municipal Code (SMC) Section 19.50.090, Accessory Dwelling Units.

**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>
<b>Basic Requirement</b>	Primary residence or ADU must be owner occupied. ADU may be a Manufactured Home or Efficiency Unit. <i>SMC<sup>1</sup> 19.50.090.A.1 and Govt. Code 65852.2.(i)(4)1</i>	Primary residence or ADU must be owner occupied. 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 dwelling unit only! Primary residence or JADU must be owner occupied. <i>Govt. Code<sup>2</sup> 65852.22.(a)(3)</i>	Primary residence or EDU must be owner occupied. May be attached to or detached from the primary dwelling unit. <i>SMC 19.50.090.A.1</i>
<b>Recordation of a deed restriction required?</b>	No	No	Yes <i>Govt. Code 65852.2(a)(3)</i>	No
<b>Must be created within a legally established bedroom within the existing walls of the primary?</b>	No	No	Yes <i>SMC 19.50.090.C.3 and Govt. Code 65852.22.(a)(4)</i>	No
<b>10 ft. Minimum Separation from the Main Dwelling?</b>	No	Yes <i>SMC 19.50.090.B.3</i>	Not Applicable	Yes, if detached. <i>SMC 19.50.090.B.3</i>
<b>Lot Coverage and Floor Area Ratio shall be met?</b>	Yes <i>SMC 19.50.090.B.1</i>	Yes <i>SMC 19.50.090.B.3</i>	No, if main dwelling was legally constructed.	Yes <i>SMC 19.50.090.B.3</i>
<b>Building Setbacks Required?</b>	Yes <i>See SMC Chapter 19 and SMC 19.50.090.B.4</i>	Yes <i>See SMC Chapter 19 and SMC 19.50.090.B.4</i>	No, if main dwelling was legally constructed.	Yes <i>See SMC Chapter 19 and SMC 19.50.090.B.4</i>
<b>ADU Setback from Main Dwelling</b>	N/A	10 Feet Minimum.	Not Applicable	10 Feet Minimum (if detached).
<b>Separate Entrance Required?</b>	Yes <i>CRC<sup>3</sup> R311.1</i>	Yes <i>CRC R311.1</i>	Yes <i>SMC 19.50.090.C.3</i>	Yes <i>CRC R311.1</i>
<b>Kitchen Required?</b>	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>

<sup>1</sup> SMC means the Sonoma Municipal Code

<sup>2</sup> Govt. Code means the California Government Code

<sup>3</sup> CRC means the California Residential Code

<b>Unit Type</b>	<b>Attached Accessory Dwelling Unit (Attached ADU)</b>	<b>Detached Accessory Dwelling Unit (Detached ADU)</b>	<b>Junior Accessory Dwelling Unit (JADU)</b>	<b>Efficiency Unit (EDU)</b> <i>(an EDU is a subset of an ADU)</i>
<b>Bathroom Required?</b>	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>
<b>Minimum Dwelling Unit Area</b>	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&amp;SC<sup>4</sup> 17958.1 and SMC 19.50.090.B.2.a.&amp;b</i>
<b>Minimum Habitable Room Size</b>	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&amp;SC 17958.1 and SMC 19.50.090.B.2.a.&amp;b</i>
<b>Minimum Habitable Room Dimension</b>	7 feet in any horizontal direction, (except kitchen). <i>CRC R304.2</i>			
<b>Maximum Floor Area</b>	30 percent of the existing living area of the main dwelling. <i>SMC 19.50.090.B.2.a</i>	850 s.f.; If the ADU exceeds 650 s.f. the area shall not exceed 50 percent of the existing living area of the main dwelling. <i>SMC 19.50.090.B.2.b</i>	500 s.f. <i>SMC 19.50.090.C.2</i>	850 s.f. <i>SMC 19.50.090.B.2.b</i>
<b>Maximum Building Height</b>	See SMC 19.40.040 for max. ht.	One story maximum; <i>SMC 19.50.090.B.5; Also see SMC 19.40.040</i>	See SMC 19.40.040 for max. ht..	One story maximum for detached; <i>SMC 19.50.090.B.5; Also see SMC 19.40.040</i>
<b>Maximum Occupancy?</b>	Not specified	Not specified	Not specified	2 persons <i>H&amp;SC 17958.1</i>
<b>Can Be Rented?</b>	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>
<b>Building Permit Required?</b>	Yes <i>CA Residential Code 106.1 as amended by the Sonoma Municipal Code</i>			
<b>Fire Sprinkler System Required?</b>	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>
<b>1-Hour Fire-Resistive Wall Separation Required Between Dwelling Units?</b>	Yes, between dwelling units. <i>CRC R302.3</i>	Not applicable	Not applicable	Yes, between dwelling units if attached. <i>CRC R302.3</i>
<b>New or Separate Sewer Connection Required at Street Main?</b>	No <i>Govt. Code 65852.2(f)(2)(A)&amp;(B) and 65852.2.(f)(2)</i>	Possibly – Check with Sonoma County PRMD. <i>Govt. Code 65852.2(f)(2)(B)</i>	No <i>Govt. Code 65852.22(e)</i>	Possibly – Check with Sonoma County PRMD. <i>Govt. Code 65852.2(f)(2)(B)</i>

<sup>4</sup> H&SC means the California Health & Safety Code

<b>Unit Type</b>	<b>Attached Accessory Dwelling Unit (Attached ADU)</b>	<b>Detached Accessory Dwelling Unit (Detached ADU)</b>	<b>Junior Accessory Dwelling Unit (JADU)</b>	<b>Efficiency Unit (EDU)</b> <i>(an EDU is a subset of an ADU)</i>
<b>Sewer Connection or Capacity Fees Required?</b>	No <i>Govt. Code 65852.2(f)(2)</i>	Possibly – Check with Sonoma County PRMD. <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>
<b>New or Separate Water Connection Required at Street Main?</b>	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>
<b>Water Connection Fee Required?</b>	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>
<b>Water Capacity Fees Required?</b>	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>
<b>Zoning Districts Where Allowed?</b>	R-HS, R-R, R-L, R-S, R-M, R-H, R-O, and R-P			
<b>School Impact Fees Required?</b>	If more than 500 s.f. is added.	If more than 500 s.f.	Not applicable	If more than 500 s.f.
<b>Additional Parking Spaces Required?</b>	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>
<b>Landscaping Required?</b>	Yes <i>SMC 19.50.090.B.8</i>	If ADU is located within 15 feet of an adjoining residence. <i>SMC 19.50.090.B.8</i>	Not Required.	If ADU is located within 15 feet of an adjoining residence. <i>SMC 19.50.090.B.8</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 persons<sup>5</sup>) containing a (only one<sup>1</sup>) 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, and R-P zones.
- An accessory dwelling unit shall not be located on any parcel already containing a dwelling unit that is non-confirming with respect to land use or density, or developed with a duplex, triplex, apartment, planned development, or condominium. No more than one accessory dwelling unit shall be located on a parcel.
- 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 accessory dwelling unit (upon construction). Accessory 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.

### **What permits are required for accessory dwelling units, junior accessory dwelling units or efficiency dwelling units?**

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.

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<sup>5</sup> See CA Health & Safety Code 17958.1

- 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.

**Sizes 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.

**How many parking spaces are required?**

Parking shall be provided in compliance with Chapter 19.410.050 SMC, Parking and Loading Standards.

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

Each accessory 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.
- 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, capacity and inspection fees may apply to detached accessory dwelling units or detached efficiency dwelling units (CA Health & Safety Code 65852.2(g)(2)(B)). Contact Sonoma County Permit and Resource Management Department (PRMD) 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 for more information regarding water fees.