



City of Napa Accessory Dwelling Unit Code Summary

This information was compiled from documents and municipal code available on the [Napa website](#). ADUs may be subject to additional requirements, not covered by Napa’s code, that are imposed by a fire department or utility. Examples include fire sprinklers and separate water and electric meters. A specific property may have easements that override the requirements below so an initial consultation with the Planning Division is recommended. This document was last updated on 11/13/17. Information is subject to change.

ADU Municipal Code	Section 17.52.015 of Municipal Code
Permit Submittal Requirements	Administrative Permit Requirements
ADU Permit Fee	\$570
Permitted Zones	On any lot with a single-family home. ADUs are not permitted on duplex, triplex, or apartment lots.
Minimum Lot Size	N/A
Lot Coverage	See Municipal Code ; navigate to Section 17.08.030
Setbacks	See Municipal Code ; navigate to Section 17.08.030 Side/Rear Yards: A setback of no less than five feet from the adjacent interior side lot line and no less than five feet from the rear lot line shall be required for a detached ADU, including an ADU that is constructed above a garage. No setback shall be required for an existing garage that is converted to an ADU.

	An ADU may have a zero-foot setback from an alley lot line.
Conversion of Existing Structure	<p>Upon application, the Director may issue an administrative permit to convert an accessory structure (excluding garages) to an ADU, if the ADU is set back no less than three feet from the adjacent interior and rear lot lines and if the ADU complies with all other requirements.</p> <p>Upon application, the Director may issue a use permit to convert a garage to an ADU, if the ADU complies with all other requirements. No setback shall be required for an existing garage that is converted to an ADU.</p> <p>Conversion of a non-habitable accessory structure/garage or other living space to an ADU shall meet all building codes for residential occupancy.</p>
Owner Occupancy	The owner is not required to live on the property.
Short Term Rentals	No ADU shall be used for transient occupancy, which is defined as “any person’s use or possession, or right to use or possess, a building (or any portion thereof) for dwelling, lodging, or sleeping purposes, for a period of 30 consecutive calendar days or less (counting portions of calendar days as full day).”
Parking Requirements	<p>Each ADU shall have one parking space per bedroom. For parking purposes, each studio ADU shall be considered a one-bedroom ADU. Parking spaces may be covered or uncovered, provided as tandem parking on an existing driveway, or on a paved surface in a setback or yard area.</p> <p>Parking requirements shall be waived if the ADU is located:</p> <ol style="list-style-type: none"> 1. within ½ mile of a public transit stop; 2. in a designated historic district; 3. in part of an existing primary residence or an existing accessory structure; 4. in an area requiring on-street parking permits but they are not offered to the ADU occupant; or 5. within one block of a car-sharing pickup/drop-off location. <p>When a garage is demolished in conjunction with the construction of an ADU or converted to an ADU, the replacement parking space may be located in any configuration on the same lot as the ADU as a covered, uncovered, or tandem parking space.</p>
Maximum Unit Size	ADUs attached to an existing dwelling shall not exceed 50% of the existing living area, with a maximum increase in floor area of 1,200 square feet.

	Detached ADUs shall not exceed a total area of 1,200 square feet of floor space.
Height Limit for Accessory Structures	The height limit is 15 feet, although the Community Development Director may grant an exception for an increase in height up to the limit allowed for the principal dwelling unit.
Architectural Considerations	<p>Building materials and colors should be compatible with and complement the principal dwelling unit.</p> <p>Windows and doors which face an adjoining residential property should be designed to mitigate potential impacts on the privacy of neighbors; alternatively, fencing or landscaping may be required to provide screening.</p>
Miscellaneous	<p>A maximum of two bedrooms are allowed per ADU.</p> <p>Any ADU that involves work on a historic resource must comply with the requirements of the Historic Preservation Ordinance.</p>