



*Lilypad Homes*

## Petaluma Accessory Dwelling Unit Code Summary

This information was compiled from documents and municipal code available on the [Petaluma website](#). ADUs may be subject to additional requirements, not covered by Petaluma’s code, that are imposed by a fire department or utility. Examples include fire sprinklers and separate water and electric meters. This document was last updated on 9/14/17. Information is subject to change.

ADU Municipal Code	The updates have not yet been added to the published code.
Permit Requirements	No planning or entitlement permit is required.
Fees	<p>City Facilities Development Impact Fee \$1852            Open Space Acquisition Fee \$130            Park Land Acquisition Fee \$554            Park Land Development Impact Fee \$1788            Traffic Development Impact Fee \$5261            Wastewater Capacity Fee \$2636            Water Capacity Fee (for additional meter, which may not be required) \$3488            Storm Drainage Impact Fee - \$74            School Facilities Fee</p> <ul style="list-style-type: none"> <li>- Cinnabar District (waiting to hear)</li> <li>- Old Adobe District - \$1.60/SF for high school district and \$1.88/SF for elementary district</li> <li>- Petaluma District (waiting to hear)</li> <li>- Waugh District - \$1.60/SF for high school district and \$1.88/SF for elementary district</li> </ul> <p>More detailed information can be found <a href="#">here</a>.</p>
Permitted Zones	AG, RR, R1, R2, R3, R4, MU1C

Minimum Lot Size	N/A
Floor Area Ratio	See <a href="#">Implementing Zoning Ordinance</a> document starting on page 30 of pdf file.
Lot Coverage	See <a href="#">Implementing Zoning Ordinance</a> document starting on page 30 of pdf file.
Setbacks	See <a href="#">Implementing Zoning Ordinance</a> document starting on page 30 of pdf file.  No setback shall be required for an existing garage that is converted to an ADU, and a setback of no more than five feet from the side and rear lot lines shall be required for an ADU that is constructed above a garage.
Owner Occupancy	Not required
Short Term Rentals	All ADU rentals shall be for a term of more than 30 days.
Minimum Unit Size	N/A
Maximum Unit Size	720 square feet
Height Limit for Detached Accessory Dwelling	21 feet
Parking Requirements	The parking standards in place at the time the ADU is created must be met for both the ADU and the principal home.  When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit the off-street parking spaces formerly provided by the demolished structure shall be replaced. The replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.  One off-street parking space shall be provided for each bedroom or other room suitable for sleeping purposes within the accessory dwelling. This parking requirement shall be in addition to the requirement for the principal dwelling. Parking is not required in the following circumstances.

	<ol style="list-style-type: none"> <li>1. The ADU is located within one-half mile of public transit, which is defined as a SMART rail station, the Petaluma Transit Mall, or a bus stop that has service with scheduled stops every 20 minutes on weekdays.</li> <li>2. The ADU is within the existing primary residence or an existing accessory structure.</li> <li>3. The ADU is located within a designated historic district or on the property of an individually designated historic landmark (local, state, or federally-designated landmark or district).</li> <li>4. When on-street parking permits are required but not offered to the occupant of the ADU.</li> <li>5. When there is a car share vehicle located within one block of the ADU. Car share is defined as a membership-based service available to all qualified drivers in a community with no separate written agreement required for each time a member reserves and uses a vehicle and vehicles are available 24 hours a day, 7 days a week at a designated, self-service location.</li> </ol>
Architectural Considerations	An accessory dwelling shall be designed to be compatible with the architectural richness of the existing development in the immediate vicinity or principal dwelling on the site. This shall include architectural features, colors, and building materials. New accessory dwellings constructed above the ground floor shall be designed to reasonably preserve the privacy of adjacent property owners.
Open Space	Parcels on which accessory dwellings are built shall have a minimum of 100 square feet of useable open space available for use by occupants of the unit, independent of the primary residence's requirement.
Historic District	Additional requirements apply to ADUs at designated landmark sites or within a designated historic district.