

How can I get more information?

The City has implemented a full scale effort to streamline the ADU permit process and created the One-Stop Assistance Center to help property owners interested in constructing an ADU. If you are considering an ADU on your property, you can receive personalized information and guidance through the City's One-Stop Assistance Center.

One-Stop meetings are held on Tuesdays and Thursdays, at no cost. One-Stop meetings are staffed by members of the Planning, Building, Public Works, and Fire Departments to answer all your questions regarding ADU development.

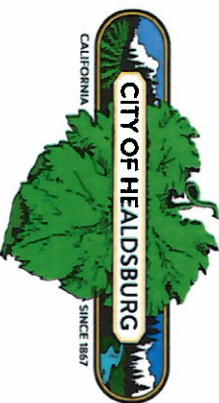
To schedule an appointment for a One-Stop meeting, please call the Community Development Center at 707.431.3346.

For more information on how you can construct an ADU on your property, please contact the City of Healdsburg Planning and Building Department or Public Works Department.

The Community Development Center is open Monday through Friday, 7:30 a.m. to 5:00 p.m.

Phone: 707.431.3346
Fax: 707.431.2710
www.ci.healdsburg.ca.us

Accessory Dwelling Unit Regulations



CITY OF HEALDSBURG

401 Grove Street, Healdsburg, CA 95448

707.431.3346

The City will take action to enforce these regulations with property owners that do not comply with these regulations and those included in the Healdsburg Municipal Code.

Thank you for your cooperation in keeping Healdsburg safe, attractive and successful.

Prepared: February 9, 2017

What is an Accessory Dwelling Unit?

An additional dwelling unit for rental or occupancy by a separate household that is either attached to or detached from a primary single-family residence and located on the same parcel. An ADU must have sanitary and cooking facilities and comply with specific standards, as listed below. See the City's adopted ADU Ordinance, Section 20.20.010 of the Land Use Code, for additional information.

Where can an ADU be built?

- ◆ ADUs can be built in any zoning district that allows and contains single-family housing. They can also be built on any lot that has an existing legally permitted single-family house.
- ◆ ADUs can either be attached to or detached from a single family house.
- ◆ ADUs must be subordinate in size to a single family house and located on the same lot.

What are the use and occupancy restrictions for an ADU?

- ◆ ADUs must be rented for terms of 30 days or more for residential purposes.
- ◆ ADUs cannot be used as a short-term or vacation rental (less than 30 days).
- ◆ A property owner is not required to live on-site.
- ◆ A deed restriction must be recorded against the parcel identifying the limitations on use, size and sale of the ADU.

What types of houses can be an ADU?

- ◆ ADUs may be of standard residential construction, manufactured housing or mobile-homes on permanent foundations.

What are the requirements?

- ◆ All ADUs must be built in compliance with the applicable Land Use Code.
- ◆ Existing living space or garage area may be converted for use as an ADU.
- ◆ The size of an ADU may not exceed 45% of the habitable floor area of the primary single-family house, excluding any garage area. This may include units created by internal conversion of existing primary living space, or new additions and detached units.

- ◆ ADUs may be a maximum size of 850 square feet.
- ◆ ADUs must meet the maximum lot coverage requirements of the zoning district.
- ◆ Attached ADUs must comply with the setback, height and lot coverage standards that apply to the single family house.
- ◆ ADUs created through conversion of existing living space or garage area may be permitted, regardless of the existing setback.
- ◆ Detached ADUs may be up to two stories and 25' in height, with the following minimum setbacks for new structures:

Side yard	5 feet
Rear yard	5 feet
Street side yard	10-feet
Front yard	As required for primary dwelling

- ◆ ADUs must have a separate exterior entrance.

- ◆ ADUs must incorporate similar architectural features, materials, and colors as the single family house.
- ◆ Parking is not required for an ADU. However, if parking required for the primary residence is removed it must be replaced in compliance with the zoning standards.

Note: Design Guidelines are being prepared that may include design standards for ADUs. Please consult City staff.

What City permits and fees apply?

- ◆ A Building Permit is required for all ADUs, including conversion of existing living space or garage area. Building fees are based on the valuation of the ADU construction costs. Contact the Building Division for more information.
- ◆ Water System Capacity Fee: \$1,400
- ◆ Sewer System Capacity Fee: \$3,193
- ◆ Electric Development Fee: \$975
- ◆ Streets & Traffic Controls Impact Fee: ADU square footage / primary unit square footage X \$2,991
- ◆ Park System Impact Fee: ADU square footage / primary unit square footage X \$2,057
- ◆ Drainage System Impact Fee: \$1.32 per square foot of detached ADU footprint.
- ◆ Other Fees: New construction may also be subject to school impact fees. Contact the Building Division for more information.