



Accessory Dwelling Unit (ADU) Info Sheet

**General Information:**

Accessory Dwelling Units (ADU) are residential dwellings with complete independent living facilities. ADUs may be attached or detached from primary construction, or it may be converted from existing space within a primary residence or a detached structure. No owner occupancy is required.

Junior Accessory Dwelling Units (JADU) are residential dwellings that are converted from existing space contained within a single-family residence and may be up to 500sq. feet. Owner occupancy is required within single-family residence or JADU.

Zoning: ADUs and JADUs are allowed in all residential areas zoned for single-family or multi-family housing.

**ADU Development Standards for Single Family and Multifamily Dwellings**

	Attached ADU <sup>1</sup>		Detached ADU		JADU (Single Family only)
	Conversion	Addition	Conversion	Addition	
<b>Min Floor Area (sq. ft.)</b>	150	150	150	150	150
<b>Max Floor Area (sq. ft.) Studio or 1bd:</b>	850	850	850	850	500
<b>Max Floor Area (sq. ft.) 2bd+:</b>	1,000	1,000	1,000	1,000	
<b>Max Height (ft)<sup>1</sup></b>	n/a	25 or height limit in zoning district, whichever is lower	16 or 18 if near transit <sup>2</sup>	16 or 18 if near transit <sup>2</sup>	n/a
<b>Minimum side setback (ft)</b>	Same as existing structure	4	Same as existing structure	4	Same as existing structure
<b>Minimum rear setback (ft)</b>	Same as existing structure	4	Same as existing structure	4	Same as existing structure
<b>Parking</b>	0	0 or 1 <sup>3</sup>	0	0 or 1 <sup>3</sup>	0
<b>Entrance</b>	Exterior or independent entrance is required for both ADU and JADU.				
<b>Kitchen</b>	ADUs must have full kitchen while a JADU may have an “efficiency kitchen” (Gov. Code, § 66333, subds. (f)(1), (f)(2)).				
<b>Bathrooms</b>	ADUs must have full bathroom. JADU may have a separate bathroom or may have a bathroom that is shared with the primary residence. In that case the JADU must include an interior entry to the main living area.				
<b>Impact Fees</b>	No impact fees may be imposed on a JADU or ADU that is less than 750 square ft. For any proposals with a floor area of 750 square feet or more, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.				
<b>Minium Separation with Primary Dwelling</b>	Minimum separation of 5ft with primary dwelling. This shall not be applied to prohibit construction of a detached ADU that meets objective development standards listed.				
<b>Solar Requirements</b>	Newly constructed detached ADUs must provide solar panels, except for manufactured homes. ADUs built within existing space or as an addition to existing homes are exempt. See the California Energy Commission website for more information.				
<b>Deed Restriction</b>	Prior to obtaining building permits for a junior accessory dwelling unit, a property owner shall file with the Contra Costa County Recorder a deed restriction, in a form approved by the City Attorney. ADUs do not require a deed to be filed.				



**Footnotes**

**1. Attached ADUs**

- a. For multifamily dwellings, conversions to ADU can only be built within structures not used for living space.

**2. Height Requirements**

18-foot tall ADU allowed on lots that are within one-half mile walking distance of a major public transit stop or a high-quality transit corridor, as defined Public Resources Code Sec. 21155 (plus an additional two feet in height to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit).

**3. Parking Requirements**

No additional parking shall be required if the accessory unit is located:

- 1) Within one-half mile walking distance of public transit;
- 2) In an architecturally and historically significant historic district;
- 3) In part of a proposed or existing primary residence or an accessory structure;
- 4) In an area requiring on-street parking permits but they are not offered to the occupant of the second unit; or
- 5) Within one block of a car-share pick up/drop-off location.

When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria in this section, 1-5, no additional parking shall be required.

When a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit, the parking spaces need not be replaced.

**How many ADUs are allowed on each lot?**

On lots with single-family dwellings, the maximum number of ADUs allowed in the City of Richmond include:

- o 1 JADU, and
- o 1 Attached ADU, and
- o 1 Detached ADU

On lots with multi-family dwellings, the maximum number of ADUs allowed in the City of Richmond include:

In *existing* multifamily dwellings:

- o Up to 8 detached units, not exceeding the number of existing units on the lot, and
- o 1 ADU or up to 25% of existing units, converted from existing structures that are not used as living space, including but not limited to storage rooms, attics, or garages.

In *proposed* multifamily dwelling

- o Up to 2 detached units.

**Additional Information:**

- The ADU or JADU may not be sold separately from the primary dwelling unit.
- The ADU or JADU may not be used as short-term rentals.
- The state of California has programs to help homeowners build ADU. See City of Richmond website for more details.

**ADU Permitting Process:**

Approval: The ADU process is **ministerial**, meaning it will be considered without discretionary review or a public hearing.  
Timeline: Review will take up to 60 days. Projects that use the City of Richmond pre-approved plans will be reviewed in 30 days.  
Apply: You can apply for an ADU permit at: <https://www.ci.richmond.ca.us/4336/Accessory-Dwelling-Units-ADUs>.

This handout offers general guidelines effective January 1, 2025, and is not intended to be comprehensive.