NEW ATTACHED OR DETACHED ACCESSORY DWELLING UNIT (ADU)

A new attached or detached accessory dwelling unit (ADU) may be constructed on a lot that is improved with one existing or concurrently constructed single-family home in the R-1-A, R-1-B, R-2, R-3, CBD, C, MU-NC, MU-C, MU-NC, WF, RRA, RE, and A-1 zones, and which meets the minimum development standards of Chapter 17.30.040 of Title 17 of the City of West Sacramento Municipal Code, including, but not limited to:

**Maximum Unit Size:** May not exceed 700 square feet or half the size of the primary unit, whichever is less. Maximum unit size on lots one acre or larger in size is 1,200 square feet.

**Minimum Unit Living Area:**

- Efficiency Unit: 220 square feet or if occupied by no more than two persons (HSC 17958.1) 150 square feet
- Studio Unit: 350 square feet
- 1-Bedroom Unit: 400 square feet
- 2-Bedroom Unit: 600 square feet

**Height:** May not exceed maximum height of the zone.

**Parking:** Parking shall be provided pursuant to the table in Chapter 17.27 of the Zoning Code. The main dwelling unit and the ADU should combined have 1 off-street space for a studio, 1- or 2-bedroom unit and 2 spaces for a 3+ bedrooms. Parking can be designed as tandem parking along the driveway or

No parking is required if the ADU is located entirely within part of an existing residence or accessory structure, located within one block of a car share area or within 1/2 mile of public transit, or located within an architecturally and historically significant historic district. Distance verification will be required based on the route from the property to the public transit stop via walking.
Setbacks (Typical*):

Setbacks are dependent on the properties zoning designation. Please check with the Planning Division at 916-617-4645 to get setback information.

Lot Coverage:

ADU’s must not exceed the maximum lot coverage requirement which is 25% in the RE and RRA zone and 50% in the R-1 and R-2 zones.

Other Requirements:

- Design review may be required if the ADU is proposed in an area with adopted design guidelines.

- The primary unit and accessory dwelling unit on a lot shall not be rented independently of each other when neither is occupied by the owner of the lot. Primary and accessory dwelling units may be rented under a single rental agreement if the owner is not occupying either unit. The terms of the single rental agreement shall not allow sub-lease of one unit.

- The ADU may be served by the same utility connections as the primary unit if existing utility services are appropriately sized to accommodate the additional service loads. Electrical submeters connected to the main service are allowed. No separate utility connections or utility connection fees are required. Fire sprinklers may be required if sprinklers exist in the primary residence. Fire sprinklers shall not be required if they are not required in the primary residence.

- New construction shall comply with the California Building Code.

- Proposed residential units not meeting all the above criteria will be treated as additional units and may or may not be permitted based on the underlying zoning of the property.
NEW ACCESSORY DWELLING UNIT EXAMPLES

ATTACHED ADU
Example of Attached Ministerial Secondary Dwelling Unit:
Plan view of typical lot with typical R-1 setbacks. The dashed line represents the primary structure minimum setbacks.

DETACHED ADU
Example of Detached Ministerial Secondary Dwelling Unit:
Plan view of typical lot with typical R-1 setbacks. The dashed line represents the primary structure minimum setbacks.

*Minimum Distance between buildings per building code.