



Accessory Dwelling Unit (ADU) Standards Overview

Permitted Zones	Residential and mixed-use zones: RR, RVL, NL, NM, NU, CE, CG, CD, HC, LP, NG, CA
Lot Restrictions	Must have an existing or proposed single-family or multifamily dwelling
Minimum Lot Size	None
ADU Size	The minimum ADU size is the minimum size permitted by the CA Building Code. On lots of less than ½ acre, the maximum size is 850 sqft for studio or 1 bedroom ADUs and 1,000 sqft for 2+ bedroom ADUs. Exceptions may be approved through a discretionary design review process. On lots of ½ acre or more, the maximum size is 1,200 sqft. The floor area of an attached ADU may not exceed 50% of that of the primary residence. Junior ADUs (JADUs) are limited to 500 sqft in size.
Height Limit	Detached ADUs--18 feet; Attached ADUs--25 feet. Any ADU that meets the setbacks required by the zoning for the primary residence(s) may exceed these height limits, up to the maximum building height allowed by the zoning (typically 28 feet in residential zones). All ADUs may also be granted an additional 2 feet of height to accommodate a roof pitch that is consistent with that of the primary residence. All ADUs are subject to a 2-story height limit, regardless of height in feet.
Setbacks	A minimum of 4 feet from the rear and side property lines; no setbacks are required for conversions of legally existing structures to ADUs.
Parking	Currently all properties in Cotati are exempt from the requirement to provide parking for ADUs. Confirm this status with City staff before proceeding with your application.
Owner Occupancy	Not required for ADUs. Owner occupancy of a JADU or its associated primary residence is required.
Sample Fees from recently built projects*	<ul style="list-style-type: none"> • 620 sqft detached new construction ADU • Valuation \$250,000 • Permit fees \$6,570 • School fee \$4.79/sqft; no other impact fees as unit is <750 sqft
Other Requirements	Generally, ADUs should be located to the rear or side of the primary residence on the lot. ADUs are treated like residential additions; building permit fees, school fees (ADUs of 500+ sqft), and impact fees (ADUs of 750+ sqft) are required. ADUs must tap into existing sewer and water connections serving the primary residence so no new service laterals or meters are installed. An ADU may be required to have fire sprinklers if they are required in the primary dwelling unit. However, installation of fire sprinklers in an ADU will not trigger a requirement for fire sprinklers in the primary unit. Solar systems are required on new, detached ADUs or the associated primary residence (manufactured housing excepted). Short-term rental (<30 days) of ADUs is not permitted.
Process	Ministerial; Building permit
Contact	Community Development Department, 707-665-3636, permits@cotaticity.org

Note: This is an overview summary of standards. For full details of standards, refer to State ADU law and CMC Chapter 17.22 and Sections 17.42.170 and 17.90.020. Consultation with City staff is highly recommended before starting any project.

**Fees are specific to each project and will vary. Fees change regularly. These are provided as examples only.*