

Accessory Dwelling Unit (ADU) Standards Overview

Standards & Rules	Explanation of Rules & Requirements
<p>Occupancy, Rentals, Sale, HOA</p>	<ul style="list-style-type: none"> • Owner Occupancy: Not required for ADUs. Owners are required to live in either the JADU or the primary dwelling in some circumstances. • Rentals: Short-term rentals (less than 30 days) are prohibited for all homes in Cotati, including both ADUs and JADUs. • Sale: Selling ADUs separate from the main home is only allowed in unusual (certain) circumstances. JADUs may not be sold separately. • Homeowner and Neighborhood Associations (HOA): HOAs cannot prohibit or unreasonably restrict ADU or JADU development, although they may require certain standards. HOAs are prohibited from restricting the rental of ADUs and JADUs.
<p>Zones Allowed</p>	<ul style="list-style-type: none"> • ADUs: Allowed in all residential and mixed-use zones in Cotati: RR, RVL, NL, NM, NU, CE, CG, CD, HC, LP, NG, CA, SW, TOC • JADUs: Allowed only on lots zoned for or developed with single-family homes: generally, RR, RVL, NL.
<p>Number of Units</p>	<ul style="list-style-type: none"> • On Single-Family Properties: One detached ADU, one conversion ADU (located fully within/attached to the primary dwelling or in an existing legal accessory structure), and one JADU are permitted per lot, meeting the size and location requirements (see pages 4-5 of the ADU Standards Summary). • On Properties with Existing Multifamily Development: Up to 8 detached ADUs allowed, but the number of ADUs may not exceed the number of existing multifamily units. Additionally, property owners can convert non-living space within existing multifamily structures to ADUs. At least one such ADU within the existing space is allowed, with a maximum number up to 25% of the existing multifamily units. • On Properties with Proposed Multifamily Development: Up to two detached ADUs are allowed. • JADUs: Only one JADU is allowed per residential lot zoned for or developed with a single-family dwelling(s).
<p>ADU Size</p>	<ul style="list-style-type: none"> • Minimum: 150 square feet (per California Building Code) • Maximum: <ul style="list-style-type: none"> ○ Detached ADUs on lots less than ½ acre: 850 square feet for studio/1-bedroom unit and 1,000 square feet for 2+-bedroom units. (Exceptions may be granted with approval of a discretionary design review application.) ○ Detached ADUs on lots of ½ acre or more: 1,200 square feet. ○ Detached ADUs created through conversion of an existing legal accessory structure must be built within the physical dimensions of that structure, with an expansion of up to 150 square feet allowed to accommodate ingress/egress. ○ Attached ADUs: May not exceed 50% of the existing floor area of the primary dwelling.

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JADU Size & Design Guidelines	<ul style="list-style-type: none"> • Up to 500 square feet. • Allowed but not required to have an interior access connection to the main home. If the JADU shares a bathroom with the main home, interior access is required.
Maximum ADU Height	<ul style="list-style-type: none"> • Detached ADUs with minimum rear and side setbacks of 4 feet but not conforming to primary dwelling unit setbacks: 18 feet • Attached ADUs with minimum rear and side setbacks of 4 feet but within the primary dwelling unit setbacks: 25 feet • Any ADU may be allowed up to an additional 2 feet in height to accommodate a roof pitch consistent with that of the primary dwelling. • Detached and attached ADUs that conform to the Zoning District’s setback requirements for the primary dwelling unit are subject to the height limit for the primary unit. • The maximum height for an ADU converted from a legal existing living space, garage, or accessory structure may be the greater of the above limits or the height of the existing structure prior to ADU conversion. All ADUs shall be limited to 2 stories, regardless of height in feet (with the exception of an interior ADU in an existing dwelling of more than 2 stories).
Setbacks	<ul style="list-style-type: none"> • New Construction: Minimum 4 foot side/rear setbacks. • Converted Structures: Same setbacks as the (legally constructed) existing structure. • Setbacks must comply with any recorded easements or setback restrictions. • ADUs should be located to the side and/or rear of the primary dwelling unit. Exceptions may be allowed. See Standards Section B5 (page 3) for more information.
Parking	<ul style="list-style-type: none"> • ADUs: New off-street parking is not required. Talk to Planning staff to confirm parking requirements for your property and project. • JADUs: No new parking required. • Garage Conversions: If converting a garage to an ADU, replacement parking is not required.