



CITY OF PINOLE

Development Services Department

2131 Pear Street
Pinole, CA 94564

Tel: (510) 724-8912
Fax: (510) 724-9826

ACCESSORY DWELLING UNIT GUIDELINES

The City of Pinole is applying the State of California's new accessory dwelling unit (ADU) regulations under Government Code 65852.2 and 65852.22, effective January 1, 2020. The following is a summary of ADU development standards, which will remain applicable until adoption of a new ADU ordinance in the Pinole Municipal Code.

| | Development Standards |
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| Definitions | <p>Accessory Dwelling Unit (ADU): Independent dwelling unit on the same parcel as a single-family or multifamily dwelling. May be attached to the residence, detached, or contained within a residence or accessory structure.</p> <p>Junior Accessory Dwelling Unit (JADU): Dwelling unit contained entirely within a single-family residence and is no greater than 500 square feet. Sanitation facilities may be provided in the unit or shared with the residence.</p> |
| Maximum Number Allowed | <p><u>Lot with a proposed or existing single-family residence</u></p> <ul style="list-style-type: none"> • 1 ADU, or • 1 JADU, or • 1 JADU plus 1 newly-constructed detached ADU not more than 800 sf. <p><u>Lot with an existing multifamily residence</u></p> <ul style="list-style-type: none"> • Up to 2 detached ADUs, and • 25% of existing units or 1 unit, whichever is greater, if converting space within existing areas not currently used as livable space. |
| Maximum Floor Area | <p><u>ADU</u></p> <ul style="list-style-type: none"> • Attached: 50% of main residence square feet, or up to 850 square feet for a studio to 1-bedroom ADU and 1,000 square feet for a 2+ bedroom ADU, whichever is greater. • Detached: 1,200 square feet. • Within Existing Structure: No maximum within existing space. For an existing accessory structure, an additional 150 square feet to accommodate ingress and egress can be considered. <p><u>JADU</u></p> <ul style="list-style-type: none"> • 500 square feet and contained within the residence. |
| Minimum Setback | <p><u>ADU</u></p> <ul style="list-style-type: none"> • Rear setback: 4 feet • Side setback: 4 feet • Distance between a detached ADU and residence: 8 feet (<i>Pinole standard</i>) • Setback shall be sufficient for fire and safety. |

March 12, 2020

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| Maximum Height | 16 feet, from the grade to the roof ridge. |
| Required Features | <p><u>ADU</u></p> <ul style="list-style-type: none"> • Permanent provisions for living, sleeping, eating, cooking, and sanitation. • Separate entrance from the main entrance required. <p><u>JADU</u></p> <ul style="list-style-type: none"> • Permanent provisions for living, sleeping, eating, and cooking. Sanitation facilities may be included or shared. • Efficiency kitchen required, which includes a cooking facility with appliances and reasonably-sized food preparation counters and storage cabinets. • May include its own sanitation facilities or share facilities with the residence. • Separate entrance from the main entrance required. |
| Parking Requirement | <p><u>Standard requirement</u></p> <ul style="list-style-type: none"> • 1 parking space per ADU or per bedroom, whichever is less. • Parking may be provided as tandem parking on a driveway. <p><u>Parking requirement waived</u></p> <ul style="list-style-type: none"> • JADU or ADU within an existing structure, • ½ mile from transit, • In a historic district, • On-street parking permit required and not offered to ADU, or • Within 1 block from car share. |
| Garage Conversions | Replacement parking is not required. |
| Occupancy | <p><u>Owner-occupancy</u></p> <ul style="list-style-type: none"> • ADU: Not required in the ADU or residence. • JADU: Owner occupies the JADU or residence. <p><u>Rental-occupancy</u></p> <ul style="list-style-type: none"> • Rentals must be for terms longer than 30 days. |
| Permit Requirements | <p>Building Permit: Submit a building permit application with complete plan sets and building permit fees.</p> <p>Impact Fees: Additional development impact fees apply to ADUs 750 square feet or greater. Impact fees are charged proportionately in relation to the square footage of the residence.</p> <p>Deed Restriction Recording: Fill out a deed restriction form obtained from the Planning Division. Deed restrictions are recorded with the Contra Costa County Clerk Recorder's Office.</p> |