



PLANNING DIVISION

ACCESSORY DWELLING UNIT (ADU) / JUNIOR ACCESSORY DWELLING UNIT (JADU) STANDARDS

The City of Pinole has adopted Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) standards under [Chapter 17.70](#) of the Pinole Municipal Code. As new State ADU/JADU regulations are adopted, they will be considered in application review. Below is a summary of standards and requirements.

Development Standards and Permit Requirements	
Definitions	<p><u>Accessory Dwelling Unit (ADU)</u> Dwelling unit on the same parcel as a primary single-family or multifamily dwelling containing complete independent living facilities including permanent facilities for sleeping, living, eating, cooking, and sanitation.</p> <p><u>Junior Accessory Dwelling Unit (JADU)</u> 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> (in a residential or mixed-use zone)</p> <ul style="list-style-type: none"> • 1 ADU and/or 1 JADU <p><u>Lot with an existing multifamily residence</u> (in a residential or mixed-use zone)</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 - Attached or Detached</u></p> <ul style="list-style-type: none"> • ADU with one or fewer bedrooms: <ul style="list-style-type: none"> • 50% of the square feet of the primary residence’s living area, with a cap of 850 square feet. • Where 50% of the living area does not provide for an 800 square foot ADU, an 800 square foot ADU may be allowed. • ADU with two or more bedrooms: <ul style="list-style-type: none"> • 50% of the square feet of the primary residence’s living area, with a cap of 1,000 square feet. • Where 50% of the living area does not provide for an 800 square foot ADU, an 800 square foot ADU may be allowed. <p><u>JADU</u></p> <ul style="list-style-type: none"> • 500 square feet and contained within the residence.

Development Standards and Permit Requirements	
Minimum Setback	<p><u>ADU</u></p> <ul style="list-style-type: none"> • Side setbacks: 4 feet • Rear setback: 4 feet • Distance between a detached ADU and residence: 8 feet, except if this would prohibit an ADU up to 800 sf with 4 foot side and rear setbacks. • Front setback: Generally not permitted in front setback. <ul style="list-style-type: none"> • Except, front setback requirements may yield to the extent needed to allow an ADU if setback would prohibit an 800 sf ADU with 4 foot side and rear setbacks. • Setbacks shall be sufficient for fire and safety.
Maximum Height	<p><u>ADU - Detached</u></p> <ul style="list-style-type: none"> • General: 16 feet • Within ½ mile of transit stop or high quality transit corridor: 18 feet • On a lot with multifamily, multistory dwelling: 18 feet <p><u>ADU - Attached</u> Height limit of the applicable zoning district.</p>
Required Features	<p><u>ADU</u></p> <ul style="list-style-type: none"> • Permanent provisions for living, sleeping, eating, cooking, and sanitation. <ul style="list-style-type: none"> • Independent heating and cooling controls. • Kitchen with sink and standard built-in or freestanding appliances. • Bathroom with bathtub or shower. • Separate entrance from the main entrance required. • No exterior stairs to a second story ADU shall be visible from public right-of-way. • Detached ADUs cannot be located in front of the primary dwelling. <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. <ul style="list-style-type: none"> • Efficiency kitchen required, including 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. • If parking is required, it may be provided as tandem parking, may be uncovered, and may be located within the front setback. <p><u>Parking Not Required (Standard Requirement Waived), if:</u></p> <ul style="list-style-type: none"> • JADU or ADU is located within an existing structure. • The property is a ½ mile from a transit stop (e.g., a bus stop). • The property is located in a historic district. • On-street parking permit is required and not offered to ADU. • The property is located within 1 block from car share.
Garage Conversions	Replacement parking is not required for ADUs.

Development Standards and Permit Requirements	
Occupancy	<p><u>Owner-occupancy</u></p> <ul style="list-style-type: none"> • ADU: Owner not required to occupy the ADU or residence. • JADU: Owner required to occupy 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><u>Building Permit</u> Submit a Building Permit application with a complete plan set and payment information.</p> <ul style="list-style-type: none"> • Forms and submittal information can be found on the City’s website: Visit the Building Division, and navigate to Building Permit Requirements • “Accessory Dwelling Unit Submittal Requirements” checklist can be found on the City’s website: Visit the Planning Division, and navigate to Planning Permit Information <p><u>Impact Fees</u> Additional development impact fees apply to an ADU 750 square feet or greater. Impact fees are charged proportionately in relation to the square footage of the residence.</p> <p><u>Development Restriction Recording</u></p> <ol style="list-style-type: none"> 1. The owner would need to fill out a development restriction form obtained from the Planning Division and include a notarized signature. The form provides confirmation that the ADU/JADU would be operated in compliance with ADU/JADU standards in the Municipal Code, such as no separate sale from the residence, no rentals of 30 days or less, and JADU owner occupancy. 2. The form can be found on the City’s website: Visit the Planning Division, and navigate to Planning Permit Information 3. The original hardcopy of the form with a notarized signature needs to be submitted as part of the Building Permit application review. 4. The form will be returned to the owner after City signatures are provided. 5. The owner needs to record the form with the Contra Costa County Clerk Recorder’s Office prior to final inspection. 6. It is recommended that some proof to document the filing (e.g., copy/photo of the stamped document or a filing receipt) be kept by the owner to minimize potential delays should verification of the filing be needed. <p><u>Address Assignment</u></p> <ol style="list-style-type: none"> 1. The applicant or owner would need to submit an Address Assignment application to the Building Division to assign an address to the ADU/JADU. 2. ADU/JADU addressing is street number and street name plus “ADU” or “JADU”. For example: 123 Pear St. would have an ADU address of “123 Pear St. ADU” 3. The form can be found on the City’s website: Visit the Planning Division, and navigate to Planning Permit Information