



City of Pittsburg

Community Development Department – Planning Division

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New Accessory Dwelling Unit Requirements Frequently Asked Questions

Accessory dwelling units have recently been identified by the State as a moderately affordable housing type. In light of the State's housing crisis, new legislation has been enacted to further incentivize the creation of accessory residential units. New regulations for accessory dwelling units and junior accessory dwelling units took effect **January 1, 2020**. For the full text of the new laws, please review the recently codified Government Code Sections 65852.2 and 65852.22 or contact the City Planning Division for further clarification.

What is an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU)? An "Accessory Dwelling Unit" ("ADU") is an attached or detached residential dwelling that provides complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation, and is located on a lot with a proposed or existing primary residence. These units are sometimes referred to as "in-law units" or "granny flats."

A "Junior Accessory Dwelling Unit" ("JADU") is a unit no larger than 500 square feet and contained entirely within a single-family residence. A JADU includes an efficiency kitchen, sleeping facilities, and may include its own bathroom or it may share a bathroom within the existing structure.

What is the permit process? ADU and JADU applications do not require a public hearing and are reviewed through the City's building permit application process.

How many ADUs and JADUs are allowed? For existing lots with a single-family residence, or lots in single family zoning districts, one attached unit (ADU or JADU) and one detached unit (ADU) is allowed. For existing lots with multi-family dwellings, ADU's may be added; however, no more than a 25% increase in units is allowed, and no more than two ADUs may be detached (for example, a lot with 4 existing units may only add one ADU on site).

What are the setbacks and height limitations? Minimum side and rear setbacks for detached ADUs are four feet, with a building height of up to 16-feet. All other setback requirements defined by the base zoning district are still applicable.

Is parking required? No parking (including replacement parking) is required for attached ADUs and JADUs. No parking (including replacement parking) is required for ADUs located within a half-mile walking distance of public transit (including bus stops, BART stations, or car share stations).

Is owner occupancy required? Owner occupancy of one dwelling on-site is required for JADUs only.

How do I legalize an existing unpermitted unit? Contact the Planning Division to determine what is needed to legalize the unit. An owner of an unpermitted ADU may request a delay of enforcement of building standards for a unit already built, if correcting the violation is not necessary to protect health and safety, subject to determination by the Chief Building Official.

Are ADUs and JADUs subject to the rental inspection program? Yes.

For more information on ADU and JADU requirements specific to your property, please contact the Planner on Duty at (925) 252-4920.