



City of Walnut Creek
Accessory Dwelling Units
 Effective October 20, 2017

In recognition of the extreme need for affordable rental housing in California, all cities and counties are required by state law to allow “Accessory Dwelling Units” (ADUs - previously known as “Second Family Dwelling Units” and commonly known as “in-law units” or “granny flats”) in all residential zones. The following is a summary of the City’s ADU regulations contained within the Zoning Ordinance:

Regulations that apply to <u>all</u> ADUs															
Permit Process															
<p>ADU applications do not require a public hearing and are reviewed through the Building Permit process. Some projects may also require a Site Development Permit or Tree Removal Permit. If an addition would trigger the Oversized Home Ordinance or Hillside Performance Standards, then an ADU is only permitted through the conversion of existing structures (i.e. garages, accessory structures).</p>															
<p style="text-align: center;">Permitted Zones</p> <p>ADUs are allowed in all residentially zoned districts with a single family home on the lot with no more than one ADU permitted per lot.</p>	<p style="text-align: center;">Zoning Requirements</p> <p>Setback, height, lot coverage, and other regular development standards of the zone apply, except as outlined below.</p>														
<p style="text-align: center;">Size</p> <p>The maximum allowable floor area of an ADU varies depending on the size of the lot, as shown in the table below.</p> <p>Additionally, ADUs attached to the main unit cannot exceed 50 percent of the living area of the main unit.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #8ebf4d; color: white;"> <th style="text-align: left; padding: 5px;">Net Lot Area</th> <th style="text-align: left; padding: 5px;">Max Gross Floor Area for an ADU</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">7,999 or less sq. ft.</td> <td style="padding: 5px;">700 sq. ft.</td> </tr> <tr> <td style="padding: 5px;">8,000-9,999 sq. ft.</td> <td style="padding: 5px;">750 sq. ft.</td> </tr> <tr> <td style="padding: 5px;">10,000-11,999 sq. ft.</td> <td style="padding: 5px;">800 sq. ft.</td> </tr> <tr> <td style="padding: 5px;">12,000-14,999 sq. ft.</td> <td style="padding: 5px;">850 sq. ft.</td> </tr> <tr> <td style="padding: 5px;">15,000-19,999 sq. ft.</td> <td style="padding: 5px;">900 sq. ft.</td> </tr> <tr> <td style="padding: 5px;">20,000 sq. ft. or greater</td> <td style="padding: 5px;">950 sq. ft.</td> </tr> </tbody> </table>	Net Lot Area	Max Gross Floor Area for an ADU	7,999 or less sq. ft.	700 sq. ft.	8,000-9,999 sq. ft.	750 sq. ft.	10,000-11,999 sq. ft.	800 sq. ft.	12,000-14,999 sq. ft.	850 sq. ft.	15,000-19,999 sq. ft.	900 sq. ft.	20,000 sq. ft. or greater	950 sq. ft.	<p style="text-align: center;">Design</p> <p>ADUs must be designed to be architecturally consistent with the main dwelling, including building form, exterior siding and/or trim, roof form and materials and window placement/type.</p> <p>New entrances to an attached ADU must be located on the side or rear of the building.</p>
Net Lot Area	Max Gross Floor Area for an ADU														
7,999 or less sq. ft.	700 sq. ft.														
8,000-9,999 sq. ft.	750 sq. ft.														
10,000-11,999 sq. ft.	800 sq. ft.														
12,000-14,999 sq. ft.	850 sq. ft.														
15,000-19,999 sq. ft.	900 sq. ft.														
20,000 sq. ft. or greater	950 sq. ft.														
<p style="text-align: center;">Short Term Rentals</p> <p>Short term rentals of 30 days or less require approval of a Conditional Use Permit (CUP) as a “Bed and Breakfast Inn”.</p>															

New Construction or Additions

Setbacks

Standard setbacks and Building Code apply except that no *more* than a 5-foot side and rear setback is required for an ADU constructed above a detached garage, and *at least* a 10-foot side setback is required for an ADU constructed above an accessory structure.

Parking

One parking space is required in addition to the parking required for the main house. Parking can be provided anywhere on the lot as either a covered, uncovered, and/or tandem space. No additional parking is required for an ADU located within one-half mile of a BART station or a major bus stop as described in the Municipal Code.

Height

Detached ADUs are limited to 1 story with a maximum height of 18 feet, unless they are built over a garage or accessory structure, where the standard height limits apply.

Conversions of Existing Buildings Built with a Valid Permit (Bedrooms, garages, pool houses, etc.)

Setbacks

Additional setbacks are not required for an ADU located within an existing permitted building, except as mandated by the Building Code.

Parking

No additional parking is required for an ADU located within an existing permitted building.

If the ADU is located within a converted garage or carport which provides the required parking for the main dwelling, the replacement parking for the main dwelling may be provided anywhere on the lot with covered, uncovered and/or tandem spaces.

Design for Garage Conversions

Garages to be converted into an ADU must be designed to make sure that either 1) the garage door is left operational, or 2) the garage door is removed and replaced with a design that is architecturally consistent with the home, and landscaping is provided to buffer the driveway from the ADU.

Local utility contacts

Contact the utility districts for more information regarding connection fees.

Contra Costa Water District, Customer Service
(925) 688-8044

**East Bay Municipal Utility District,
New Business Office**
(510) 287-1008

Central Contra Costa Sanitary District, Permit Team
(925) 229-7371

For more information, contact the Duty Planner
dutyplanner@walnut-creek.org
925-256-3558