

Proposed Changes to Reduce Constraints on Accessory Dwelling Units

PURPOSE

The purpose of the proposed update to the accessory dwelling unit ordinance is to encourage the construction of accessory dwelling units of various sizes on appropriate properties. The proposed changes include allowing up to 1,200 square feet for units intended to house families, while also incentivizing the construction of smaller accessory dwelling units by reducing the impact fees. Accessory dwelling units are allowed as a permitted use on properties that are zoned for residential use.

PERMIT REQUIREMENTS

A ministerial zoning permit is required for an accessory dwelling unit. A Building Permit is also required, and a septic permit may be required. The requirement for a zoning permit is waived if the accessory dwelling unit is converted from an existing structure and located in the Low Density Residential (R1) Zoning District. Accessory dwelling units may not be used for transient occupancy (vacation or hosted rentals).

DEVELOPMENT STANDARDS

Parcel Size:

Water and Sanitation Facilities	Minimum Parcel Size	Maximum Unit Size (sq. ft.)
Well and Septic	2.0 acres	1,200
Public or Community Water or on-site well ¹	1.5-1.99 acres	640/1-bdrm
Public or Community Water	1.0-1.49 acres ²	640/1-bdrm
Public Water and Sewer	5,000 square feet	1,200

¹On-site well must meet current potable water supply standards as defined in Sonoma County Code Chapter 25B-3

²Not in Waiver Prohibition Area

Unit Size:

The maximum accessory dwelling unit size would be increased to 1,200 square feet, except that on rural parcels between 1.0 and 1.99 acres with community or public water, size is limited to 1 bedroom and 640 square feet.

Fees:

Accessory dwelling unit impact fees (traffic and parks) are proposed to be assessed on a graduated impact fee structure countywide. The fee reductions will be the same as those for the burn area and as adopted by the City of Santa Rosa, except that ADUs of more than 1,000 square feet that are built in the County will not qualify for waiver of impact fees.

Figure 1: Recommended Fee Reductions for ADUs Countywide

Size of Unit	% of impacts fees assessed
Up to 750 sq. ft.	Fee Waiver
751-1000 sq. ft.	50%
1001-1200 sq. ft.	100%