



Community Development Dept.  
300 First St, Woodland CA 95695  
(530) 661-5820 [www.cityofwoodland.org](http://www.cityofwoodland.org)

# Accessory Dwelling Unit (ADU) Development Regulations Summary & Application Submittal Requirements

*This brochure summarizes key Planning and Building requirements pertaining to the development of Accessory Dwelling Units ("ADU") in the city and is not intended to be an exhaustive list. Please contact Planning or Building staff if you have questions particular to your project.*

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[Woodland Municipal Code, Title 17, Chapter 17-104-010.](#)

## **How are Accessory Dwelling Units (ADUs) defined?**

An Accessory Dwelling Unit (ADU) is a residential dwelling unit that is detached from, attached to, or located within the living area of an existing primary dwelling unit, and that provides independent living, sleeping, eating, cooking, and sanitation facilities for one or more persons. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in Section 18007.

## **How are Junior Accessory Dwelling Units (JADUs) defined?**

A Junior Accessory Dwelling Unit (JADU) is a residential unit that is no more than 500 square feet in size, in contained entirely within an existing or proposed single-family structure, includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and includes an efficiency kitchen, as defined in subsection (C)(3) of Section 17.104.010.

## **What is an efficiency kitchen?**

An efficiency kitchen is a kitchen that includes a cooking facilities with appliances, a food preparation counter or counters that total at least 15 square feet in area, and foot storage cabinets that total at least 30 square feet of shelf space.

## **Can ADUs be rented?**

ADUs may be rented; however, leases for durations of less than 30 days are prohibited.

## **Where are ADUs/ JADUs permitted?**

ADUs and JADUs are permitted in all zoning districts that allow for any single-family or multifamily residential use, including the corridor mix use district if they allow for any residential use.

## **What are the allowed size for an ADU/ JADU?**

- JADUs are allowed a minimum 150 square feet and a maximum of up to 500 square feet, plus up to an additional 150 additional square feet if the expansion is limited to accommodating ingress and egress.
- ADUs that are 800 square feet or smaller are allowed with a building permit
- ADUs between 800 square feet and 1,000 square feet requires an ADU Permit and a Building Permit; up to a maximum of 850 square feet allowed for a studio or one-bedroom, and up to 1,000 square feet for a two bedroom.
- ADUs over 1,000 square feet up to a maximum of 1,200 square feet, or three bedrooms, requires a Zoning Administrator permit. ADUs over 1,200 square feet are not permitted.

## **Does Design/ Architecture matter?**

The Design of an ADU/JADU shall relate to the design of the primary residence by use of similar quality exterior wall materials, window types, door and window trims, and roofing materials, but does not have to match the architectural style of the primary residence. Landscaping may be required for the privacy and screening of adjacent property.

## **What is the maximum allowed height for an ADU?**

A detached ADU may not exceed 16 feet in height, above grade, measured to the peak of the structure. A unit above a detached garage located continuous to an alley may not exceed 25 feet in height above grade, measured to the peak of

the structure. The height of a second-story or two-story attached ADU shall not exceed the height of the primary structure or 30 feet in height above the grade, whichever is greater, measured to the peak of the structure.

**What are the required setbacks?**

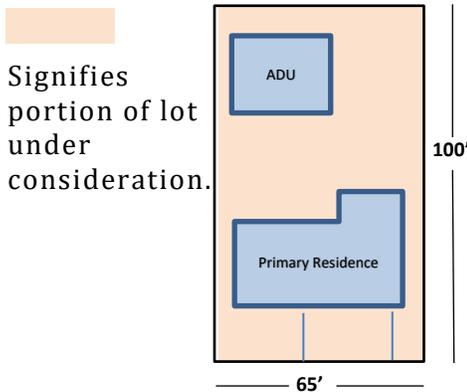
ADUs shall be setback at least four feet from the side and rear property line.

**What are the parking requirements?**

In most cases, no additional parking is required for an ADU. Parking for the primary residence must be retained or relocated (if necessary to accommodate the ADU) on-site.

**Lot Coverage Requirements (See Diagrams Below)**

- Overall Lot Coverage: No ADUs subject to the ADU permit process may cause the total lot coverage of the single-family lot to exceed fifty percent (50%).
- Rear Yard Coverage: ADUs shall not result in more than thirty percent (30%) rear yard coverage as measured from the rear wall of the primary residence to the rear property line (or as measured from the average distance of the rear wall from the rear property boundary if the wall does not follow a straight line).



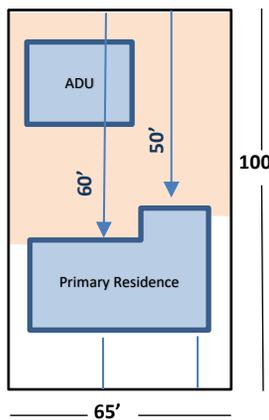
**Overall Lot Coverage:** The total footprint of all structures on a parcel shall not exceed 50% of the entire parcel.

**Example:**

$$65' \times 100' = 6,500sf$$

$$6,500sf \times .50 = 3,250sf$$

Total footprint of all structures shall not exceed 3,250sf. Includes garages, patio covers, other accessory buildings, but not pools.



**Rear Yard Coverage:** Footprint of ADU shall not exceed 30% of entire "backyard" area.

**Example:**

$$(50' + 60') / 2 = 55'$$

$$55' \times 65' = 3,575sf$$

$$3,575sf \times .30 = 1,073sf$$

Total footprint of ADU shall not exceed 1,073sf.

**Permit Procedures & Application Processing**

**Building Permit Only:**

- Converted spaces or structures on a Single-Family Lot: This is an ADU or JADI on a lot with a proposed or existing single family dwelling and is either: within the existing space of a single family dwelling; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress. The ADU or JADI shall have exterior access that is independent of that for single family dwelling.
- Limited Detached on a Single-Family lot: This is one detached, new construction ADU on a lot with a proposed or existing single family dwelling (in addition to any JADI that might otherwise be established on the lot), and satisfies the following:

- Side and rear setbacks are 4 feet; total floor area is 800 square feet or smaller; and the peak height is 16-feet or less above grade.
- **Converted Multi-Family Lot:** Multiple ADUs within portions of existing multi-family dwelling structures that are not currently used as livable spaces, including but not limited to storage rooms, garages, or basements that satisfies the following:
  - Each converted ADU complies with State building standards; at least one converted ADU is allowed within an existing multi-family structure, but the total number of ADUs created may not exceed 25 percent of the existing multi-family dwelling units.
- **Limited Detached on Multi-Family Lot:**
  - Side and rear setbacks are 4 feet; total area is 800 square feet or smaller, and the peak height is 16-feet or less above grade.

### **ADU Permit – Process Through Staff Design Review**

- **Detached on a Single-Family or Attached:**
  - ADUs between 801 square feet and 1,000 square feet.
  - Maximum size of a detached or attached ADU is 850 for a studio or one bedroom unit and 1,000 square feet for a unit with two bedrooms. No more than 2 bedrooms.
  - Subject to objective design standards that address architecture and landscaping as provide in 17.104.010 (F) and (G).

### **Zoning Administrator Permit – For larger units or when exceptions are requested**

- **Detached on a Single-Family Lot or Attached:**
  - ADUs between 1,001 square feet and 1,200 square feet (ADUs over 1,200 square feet are not permitted)
  - ADUs over two bedroom, to a maximum of three bedrooms; and /or
  - ADUs subject to an ADU permit that do not conform to the objective standards

### **Application Submittal Requirements:**

- **ADU Permit – Staff Design Review Application:**
  - Application fee: please refer to the City of Woodland fee schedule for Residential Accessory Buildings.
  - Site Plan: A to-scale and fully dimensioned site plan showing the proposed Accessory Dwelling Unit and all existing structures on the property including patio covers, other accessory structures, fences and driveways.
  - Elevations: Elevations of the proposed Accessory Dwelling Unit including building dimensions, material call outs and a color and materials sample board as requested by the Community Development Director.
  - Construction Management Plan: Construction hours and staging to minimize impacts on surrounding residential properties. (Section 17.104.020 (G)(9))
- **Design Standards.** Demonstrate consistency with standards in Section 17.104.010 (F) and (G).

### **BUILDING CODE AND OTHER REGULATIONS**

- Utility connection may require review and upgrading of existing utility services.
- A separate utility connection directly between the ADU and the utility is not required unless otherwise required by the Fire Department
- The construction, remodel or conversion to create an ADU shall comply with the most current California Residential Codes.
- An ADU is required to have fire sprinklers if they primary residence also has fire sprinklers.

### **DEVELOPMENT FEES**

- No impact fee is required for an ADU or JADU that is less than 750 square feet in size.
- Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the

primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

- School Fees may apply to ADUs over 750 square feet. Check with Woodland Joint Unified School District
- County Fees may apply. Check with Yolo County
- Plan check fees will be required upon submittal of construction plans.

#### **ONLINE RESOURCE**

[Woodland Municipal Code, Chapter 17-104-010.](#)

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**If you have questions, please call the Community Development Department at  
(530) 661-5820. Our Office located at 300 1<sup>st</sup> Street, Woodland, CA 95695**