







Accessory Dwelling Unit (ADU) Regulations

	JADU ^A	SINGLE-FAMILY ADU			MULTI-FAMILY ADU	
ADU Type	Conversion JADU <i>(Interior conversion of a portion of a single-family dwelling)</i> 	Conversion ADU <i>(Interior conversion of existing area within a single-family dwelling, or conversion of a legally detached accessory structure)</i> 	Detached ADUs <i>(New construction)</i> 	Attached ADU <i>(Addition/new construction that is attached or less than 5' from main dwelling unit)</i> 	Conversion ADU <i>(Internal conversion of existing non-habitable area of multi-family buildings)</i> 	Detached ADU <i>(New construction)</i> 
Zoning	Allowed on all lots zoned for residential use					
Number of Accessory Dwelling Type Permitted Per Lot	One JADU <u>or</u> attached ADU <u>and</u> a detached ADU is permitted per single-family lot				At least one unit and no more than 25% of the existing unit count in a multi-family building	2
Maximum Size (Square Feet) ^B	500	850 for studio and/or 1 bedroom; 1,000 for 2+ bedrooms			850 for studio and/or 1 bedroom; 1,000 for 2+ bedrooms	
Maximum Height (Feet)	N/A	N/A	16		N/A	16
Side Setback (Feet)	N/A	N/A	4		N/A	4
Streetside Setback (Feet)	N/A	N/A	10 ^C		N/A	10 ^C
Rear Setback (Feet)	N/A	N/A	4		N/A	4
Entrance(s)	Exterior entrance required				Independent entrance required	
Kitchen	Efficiency kitchen required ^D	Full kitchen required ^E			Full kitchen required ^E	
Parking Requirements	None					
Deed Restrictions	The owner of the property must record a deed restriction that restricts the sale of the ADU from the existing dwelling unit and prohibits short term rentals For JADUs, the owner must also record a deed restriction that requires the owner to occupy the primary dwelling or the JADU					
Owner Occupancy	Required in either the primary dwelling or JADU	Not required for ADUs permitted between January 1, 2020 and January 1, 2025				
Impact Fees	The City of Rohnert Park does not collect impact fees					
Utility Fees and Connections ^F	No connection fee or capacity charge and no direct line required between ADU or JADU and utility unless in conjunction with a new single-family dwelling		Connection fee or capacity charge “proportionate to the burden” of the ADU and may require a new or separate utility connection, as determined by a City Engineer			

- A. A junior ADU (JADU) is a small dwelling unit created from a portion of a single-family dwelling. These units can have their own bathroom facilities or share with the single-family dwelling.
- B. Maximum square footage includes garage addition, if applicable.
- C. Many subdivisions have recorded easements or building setback lines that may increase this setback.
- D. An efficiency kitchen includes 1) a sink, 2) a cooking facility with appliances, and 3) food preparation counter and storage cabinets.
- E. A full kitchen requires habitable space used for preparation of food that contains at least a sink, a refrigerator of no fewer than 10 cubic feet, and either a stove, range top or oven.
- F. Utility Connections:
 - If the existing home does not share a lateral with the adjacent parcel, the existing lateral must be upsized to serve the home and new ADU. A new water meter for the ADU must also be installed.
 - If the existing home shares a lateral with an adjacent neighbor, a new lateral for the existing home and ADU must be added. A new water meter may also be required.

Abbreviation N/A = not applicable