



Community Development Dept.
300 First St, Woodland CA 95695
(530) 661-5820
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.

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

ACCESSORY DWELLING UNIT DEFINITION: An accessory dwelling unit (ADU) provides complete living, sleeping, eating, cooking, and sanitation facilities separate and independent of the main dwelling unit. ADUs may be rented; however, leases for durations of less than 30 days are prohibited. (The requirements for other accessory structures found in Chapter 17.104.010 (Accessory buildings and uses) do not apply to ADUs.)

PERMITTED LOCATION: ADUs may be located in all single and multi-family residential zones. Within a multi-family residential zone, an ADU may not be constructed on a parcel that is developed with more than four existing residential units.

UNIT SIZE: The total floor area for a detached ADU shall not exceed 1,200 square feet. The increased floor area of an ADU attached to the primary residence shall not exceed 50 percent of the existing living area of the residence (i.e. interior habitable living area, does not include garage), with a maximum increase in floor area of 1,200 square feet.

DESIGN/ARCHITECTURE: The design of the ADU 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.

MINIMUM LOT SIZE: The minimum lot size upon which an ADU may be located is 6,000 square feet. The minimum lot size may be reduced to 5,000 square feet with a Zoning Administrator Permit.

HEIGHT: The ADU must meet the height standards of the applicable zoning district.

SETBACKS:

- **One-story ADU** – 5 foot side/rear yard setback;
- **Two-story ADU** – 10 foot side/rear setback;
- **One or two story ADUs** – Min. 6 feet between other structures on site. Side or rear yard setbacks adjacent to an alley or non-residentially zoned property shall be zero feet. Setback requirements for the street-side of a corner lot shall be consistent with street-side setback standards of the applicable zoning district.
- **Garage/Accessory Building Conversion or Addition** – No setback shall be required for a legally established, existing garage or accessory building that is converted to an ADU, provided the structure is not expanded. Any expansion of the structure shall comply with applicable setback requirements. A minimum setback of five (5) feet shall be required from the side and rear lot lines for an ADU constructed above a legally established existing garage.

PARKING: 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.

FIRE SPRINKLERS: An ADU is required to have fire sprinklers, only if the primary residence is also required to have fire sprinklers.

UTILITY CONNECTION: A separate utility connection directly between the ADU and the utility is not required unless otherwise required by the Fire Department.

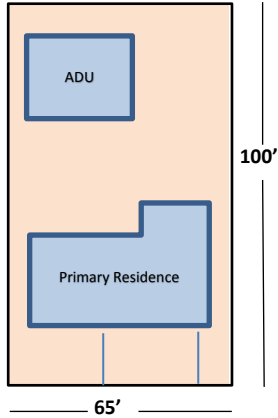
LOT COVERAGE REQUIREMENTS (See Diagrams Below)

OVERALL LOT COVERAGE: Accessory dwelling units are subject to the overall maximum 50 percent (50%) lot coverage standard for residential zoning districts.

REAR YARD COVERAGE: An accessory dwelling unit 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 rear wall does not follow a straight line).

REQUIRED REAR YARD COVERAGE: An accessory dwelling unit shall not result in more than thirty-five percent (35%) coverage of the “required rear yard,” (i.e. area contained within the required rear setback, extending the full width of the lot) which is set forth by the applicable zoning district.

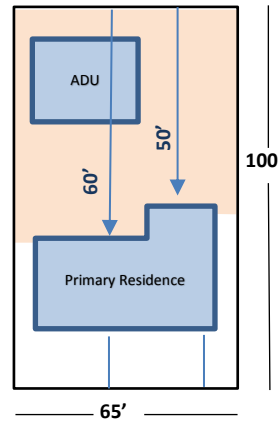
Signifies portion of lot under consideration.



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

Example:

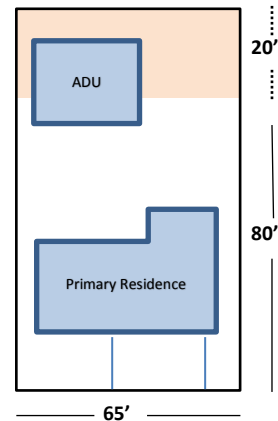
$65' \times 100' = 6,500sf$
 $6,500sf \times .50 = 3,250sf$
Total footprint of all structures shall not exceed 3,250sf. Includes garages, patio covers, other accessory buildings, but not pools.



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.



Required Rear Yard Coverage: Footprint of ADU shall not exceed 35% of “required” rear yard. *This provision applies only to the portion of the ADU that is located within the “required” rear yard. In most cases, the required rear yard is the area measured 20 feet from the rear property line.*

Example:

$20' \times 65' = 1,300sf$
 $1,300sf \times .35 = 455sf$
Total footprint of ADU shall not exceed 455sf of the required rear yard.

PERMIT PROCEDURES & APPLICATION PROCESSING

An Accessory Dwelling Unit Permit Application shall be approved by the Community Development Director for all new detached and attached ADUs that include physical expansion (i.e. addition) to an existing primary dwelling unit prior to building permit submittal. *An ADU is exempt from the development standards outlined in the ADU Chapter 17-104-010: if the ADU is contained within the existing space of a single-family residence or within the existing space of an existing accessory building or structure; has independent exterior access from the existing residence; and the side and rear setbacks are sufficient for fire safety. A building permit is still required.*

APPLICATION SUBMITTAL REQUIREMENTS:

- Accessory Dwelling Unit Permit Application.
- 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 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.
- Photographs of the exterior of the primary residence as requested by the Community Development Director.
- Construction management plan. Construction hours and staging to minimize impacts on surrounding residential properties.
- Visit our website for current [fee schedule](#).

BUILDING CODE REGULATIONS

- Utility connection may require review and upgrading of existing utility services.
- The construction, remodel or conversion to create an ADU shall comply with the most current California Residential Codes.

FEES

- Accessory dwelling units over are subject to City Development Impact Fees in addition to Planning review and Building Permit fees.
- School Fees may apply. Check with School District
- County Fees may apply. Check with Yolo County

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 1st Street, Woodland, CA 95695