



## Junior Accessory Dwelling Unit Checklist

To make sure your plans for a new junior accessory dwelling unit (JADU) comply with applicable regulations, use the checklist below.

Find your property's zoning and other information needed to answer many of the following questions using our Parcel Report: [parcelsearch.permitsonoma.org/ParcelSearch](http://parcelsearch.permitsonoma.org/ParcelSearch)

Other standards apply to accessory dwelling units; visit our website for more information: [www.PermitSonoma.org](http://www.PermitSonoma.org)

Contact Planning with questions: [planner@sonoma-county.org](mailto:planner@sonoma-county.org)

| Question   | Y | N | Outcome/Action   |
|--|---|---|--|
| <p><b>1. Location.</b> Is the JADU proposed to be located within the walls of a proposed or existing single-family residence or attached garage?<br/><i>JADUs are only allowed within the walls of an existing or proposed legally permitted single-family residence, or an attached garage.</i></p>   |   |   | <p>If yes, a JADU is allowed.<br/>If no, a JADU is not allowed.</p>  |
| <p><b>2. Number of JADUs.</b> Is the proposed JADU the only JADU on the lot?<br/><i>One JADU is allowed on the same lot as an ADU.</i></p>   |   |   | <p>If yes, a JADU is allowed.<br/>If no, a JADU is not allowed.</p>  |
| <p><b>3. Zoning.</b> Is the lot in a zone that allows single-family residences?<br/><i>Visit our website to get a parcel report to find your parcel's zoning and other information needed to answer many of the following questions.</i></p>   |   |   | <p>If yes, a JADU is allowed.<br/>If no, a JADU is not allowed.</p>  |
| <p><b>4. Development Standards and Code Requirements.</b> Does the proposed JADU conform to all applicable development standards and code requirements?<br/><i>Construction of a new or an addition to an existing single-family residence must comply with the following:</i></p> <ul style="list-style-type: none"> <li>a. Development standards established by the zoning ordinance, including, but not limited to, setbacks from property lines, height limits, and lot coverage limitations (find out more in the <a href="#">Zoning Ordinance</a>)</li> <li>b. Building envelopes, easements, or additional setbacks established by a subdivision (find out more from the parcel map available from the <a href="#">County Assessor's Office</a>, or your home's title report)</li> <li>c. Requirements of the <a href="#">RC (Riparian Corridor) Combining District</a></li> <li>d. Standards established by <a href="#">HD (Historic District) Combining District</a> (find out more from the <a href="#">Sonoma County Historic Resources website</a>)</li> <li>e. Standards established by the <a href="#">Geologic Hazard Area Combining District</a></li> <li>f. Fire Code (for questions related to fire requirements and safety, <a href="#">contact the Fire Prevention Division</a>)</li> <li>g. Building Code (for questions related to the Building Code, <a href="#">contact the Building Plan Check Division</a>)</li> </ul> |   |   | <p>If yes, the proposed JADU is in compliance.<br/>If no, the plans should be revised to comply with all applicable development standards and code requirements.</p> |
| <p><b>5. Access.</b> Does the proposed JADU have a separate, exterior entrance from the main entrance to the existing single-family residence?</p>   |   |   | <p>If yes, the proposed JADU meets the requirements for access.<br/>If no, the plans should be revised to include a separate entrance.</p>                           |



| Question   | Y | N | Outcome/Action  |
|--|---|---|---|
| <p><b>6. Water and Sanitation.</b> Does the lot have adequate water supply and capacity for wastewater disposal?<br/> <i>If property is served by public sewer and/or water:</i> Prior to applying for a building permit, you must obtain evidence from sewer and water providers that they will provide sewer and/or water service to the JADU. Evidence should be provided to Engineering division at the time of applying for the building permit. A separate connection shall not be required for the JADU.<br/> <i>If property is served by septic system and/or well:</i> The property must have adequate septic capacity. You must obtain all required septic and/or well permits prior to applying for a building permit for a JADU. Permit status must be "Issued."</p>   |   |   | <p>If yes, you may submit an application for a building permit.<br/>           If no, obtain all other required permits before submitting an application for a building permit.</p> |
| <p><b>7. Size.</b> Is the size of the proposed JADU no more than 500 sf?<br/> <i>If the JADU shares sanitation facilities with the primary residence, it shall not be included in the floor area limitation.</i></p>   |   |   | <p>If yes, the size of the proposed JADU is in compliance.<br/>           If no, the plans should be revised so the size of the JADU does not exceed 500 sf.</p>                    |
| <p><b>8. Kitchen and Bathroom.</b> Does the proposed JADU comply with these rules for the kitchen and bathroom?</p> <p>a. <i>Kitchen:</i> A JADU must include an efficiency kitchen as defined in Section 26-04-020 of the Zoning Code:<br/>           A removable kitchen that contains a sink with a maximum waste line diameter of one and one-half inches (1½"); cooking appliances that do not require natural gas, propane, or electrical service greater than one hundred twenty (120) volts; a limited food preparation counter; and storage cabinets. Such kitchen shall not exceed six (6) lineal feet, except that if existing counter space is being converted to efficiency kitchen use then the counter space shall not exceed eight (8) lineal feet.</p> <p>b. <i>Bathroom:</i> A JADU may include separate sanitation facilities, or may share sanitation facilities with the primary residence.</p> |   |   | <p>If yes, the proposed JADU is in compliance.<br/>           If no, the plans should be revised to meet these requirements.</p>  |
| <p><b>9. Parking Requirements.</b> If the establishment of a JADU eliminates the required parking for the existing single-family residence (i.e., conversion of an attached garage), is replacement parking provided?<br/> <i>Replacement parking is required to satisfy the parking requirements for single-family residences, but additional parking may not be required for a JADU.</i></p>   |   |   | <p>If yes, the proposed JADU is in compliance.<br/>           If no, plans should be revised to include the parking that meets the requirements of the zoning ordinance.</p>        |
| <p><b>10. Owner-Occupancy Requirement.</b> Does the owner reside in either the remaining portion of the primary residence or in the newly created JADU?<br/> <i>Property owners are required to complete and record a deed restriction acknowledging this requirement.</i></p>   |   |   | <p>If yes, the proposed JADU is in compliance.<br/>           If no, a JADU cannot be established.</p>  |
| <b>OTHER INFORMATION</b>   |   |   |   |
| <p><b>Fees.</b> JADUs are exempt from park and traffic impact fees, and affordable housing fees. More information about permitting fees: <a href="https://sonomacounty.ca.gov/PRMD/Fee-Schedules/">https://sonomacounty.ca.gov/PRMD/Fee-Schedules/</a></p>   |   |   |   |
| <p><b>References.</b> Sonoma County JADU Ordinance: <a href="https://library.municode.com/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE_ART88GEEEXPUSST_S26-88-061JUACDWUN">https://library.municode.com/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE_ART88GEEEXPUSST_S26-88-061JUACDWUN</a></p>  |   |   |   |
| <p>Government Code Section 65852.22: <a href="https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&amp;sectionNum=65852.22">https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&amp;sectionNum=65852.22</a>.</p>  |   |   |   |

