



CITY OF CHICO MUNICIPAL CODE TITLE 19 ADU DEVELOPMENT STANDARDS

Number of Units Allowed

(Single-Family)	(Multi-Family)
One attached ADU; or One detached ADU and one JADU.	Two detached ADUs maximum; and, At least one ADU may be created from a portion of the main dwelling structure not used as livable space.

Stream-lined ADUs (Single-Family & Multi-Family)

New detached ADUs proposed up to 800 square feet in size which conform to the height and setback requirements.

Maximum Size of ADUs

(Single-Family)	(Multi-Family)
<p><u>JADU</u> – Up to 500SF contained entirely within the existing main residence</p> <p><u>Attached ADU</u> – 50% of the living area of the main residence up to a maximum of 1,200SF</p> <p><u>Detached ADU larger than 800SF</u> – 50% of the living area of the main residence up to a maximum of 1,200SF</p>	<p><u>Detached ADU larger than 800 square feet</u> –</p> <p>Up to 850 square feet (one-bedroom unit); or, 1,000 square feet (two-bedroom unit)*</p> <p><i>*Subject to the maximum lot coverage standards applicable to the underlying zoning district.</i></p>

Building Height

New attached additions to main dwelling units shall have the same height limit provided by the underlying zoning district applicable to the main unit.

New detached ADUs shall be a maximum of 25 feet when proposed on a lot with a single-family dwelling. New detached ADUs proposed on a lot with a multi-family dwelling shall be limited to 16 feet.

Building Setbacks

No zoning setback required for:

- ADU located within existing living area or an existing accessory structure
- ADU that replaces an existing structure and is located in the same location and to the same dimensions as the structure being replaced (i.e. an existing garage that is converted to an ADU)

Attached ADU – Minimum side/rear yard setback of 4 feet

Detached, new-construction ADU – Minimum side/rear yard setback of 4 feet

ADU constructed above a garage – Minimum side/rear yard setback of 4 feet*

**When an ADU is adjacent to an alley and constitutes a second story on a garage which has less than a 4-foot setback, the minimum rear yard setback for the ADU shall be the same as the existing setback for the garage.*

Infrastructure & Utilities

The ADU may be accommodated with the existing water service and existing sewer lateral or septic system, provided sufficient evidence that the existing water service and existing sewer lateral or septic system has adequate capacity to serve both the main dwelling unit and ADU. No additional water meter shall be required, unless requested by the applicant.

Fire Safety Standards

- Minimum separation between structures = 8 feet
- Zoning setbacks require a minimum of 4 feet distance from property lines; however, 5-foot setbacks are recommended whenever possible to avoid having to incorporate additional fire mitigation measures into your project.
- Fire protection access. Accessory dwelling units not located adjacent to an alley shall be located so that all sides of the structure are within 150 feet of unobstructed access from the street frontage in order to provide adequate fire protection. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the main residence.

Parking Requirements

- One off-street parking space per ADU
- Tandem parking allowed
- Replacement parking not required when parking area is eliminated or converted in conjunction with the construction of an ADU
- Parking shall not be required for the ADU in any of the following instances:
 - a. The ADU is located within one-half mile of public transit;
 - b. The ADU is located within an architecturally and historically significant historic district;
 - c. The ADU is part of the existing main residence or an existing accessory structure;
 - d. When on-street parking permits are required but not offered to the occupant of the ADU;
 - e. When there is a car share vehicle located within one block of the ADU.

Vehicle & Pedestrian Access

Vehicle access

- Alley access: When an ADU will be located on a site served by an alley, the ADU shall maintain its primary vehicular access from the alley. Such alley access shall be improved per city standards or alternatively, an in-lieu fee paid. Accessory dwelling units located on the street-access terminus of alleys shall be sited to ensure adequate site distance clearance.
- Vehicle access from street frontage. Driveway surfaces installed to provide vehicle access from a street to an ADU located on the rear of a parcel shall be constructed with permeable-surface, all-weather materials or shall otherwise be constructed to retain runoff on site. New driveways that extend beyond the rear of the main dwelling unit shall consist of two tire strips or be otherwise designed to be of permeable-surface, all-weather material.

Pedestrian access

- Accessory dwelling units with primary vehicle access from an alley shall also be served with a permeable-surface, all-weather walkway connecting the ADU with the street frontage. The driveway for the main dwelling unit may serve as a portion of this walkway.
- Accessory units created within an existing single-family residence shall include an independent exterior access that is separate from the exterior entrance of the existing residence and complies with the minimum side and rear setbacks for fire safety.

Additional Features to Show on Your Site Plan...

- Trash storage – Indicate a designated outdoor area with an all-weather surface for the storage of trash receptacles that is screened from view by a wall, fence or landscaping.
- Lighting – Indicate the type and height of all exterior lighting proposed for the ADU. All lighting shall be shielded and directed downward and away from adjacent properties. ADUs next to an alley shall have at least one security light to illuminate the alleyway.
- Fencing – If a wall or fencing will separate the main residence from the ADU, a gate must be provided allowing pedestrian access from the ADU to the street.

QUESTIONS? EMAIL ZONING@CHICOCA.GOV OR CALL (530) 879-6800