

Garage Conversions (Urgency Ordinance 1169)

On November 6, 2017, the City Council adopted an Urgency Ordinance in response to the fires that damaged or destroyed thousands of homes in Sonoma County.

The Urgency Ordinance is in effect until **October 9, 2019**, and it allows garages (detached or attached) on single-family residential lots with a minimum lot size 6,000 square feet or larger to be converted to an accessory dwelling unit (ADU) or to a bedroom without the requirement to provide replacement parking.

After October 9, 2019, garages that were converted, under permit, without providing replacement parking may remain as a converted garage and would be considered a legal non-conforming use. Garages converted after October 9, 2019, shall be required to provide replacement parking.

All building alterations must be performed under a building permit.

How can I get more information?

The City has implemented a full scale effort to streamline the ADU permit process and created the One-Stop Assistance Center to help property owners interested in constructing an ADU. If you are considering an ADU on your property, you can receive personalized information and guidance through the City's One-Stop Assistance Center.

One-Stop meetings are held on Thursdays, at no cost. One-Stop meetings are staffed by members of the Planning, Building, Public Works, and Fire Departments to answer all your questions regarding ADU development.

To schedule an appointment for a One-Stop meeting, please call the Community Development Center at 707.431.3346.

Ordinance: 1159

Fees: CC Resolution 2017-11

Phone: 707.431.3346

Fax: 707.431.2710

www.ci.healdsburg.ca.us



Modified: October 30, 2018

Accessory Dwelling Unit Regulations and Garage Conversions (Urgency Ordinance 1169)



The City will take action with property owners who do not comply with these regulations and all regulations included in the Healdsburg Municipal Code.

Thank you for your cooperation in keeping Healdsburg safe, attractive and successful.

CITY OF HEALDSBURG
401 Grove Street, Healdsburg, CA 95448
707.431.3346

What is an Accessory Dwelling Unit?

An additional dwelling unit for rental or occupancy by a separate household that is either attached to or detached from a primary single-family residence and located on the same parcel. An ADU must have sanitary and cooking facilities and comply with specific standards, as listed below. See the City's adopted ADU Ordinance, Section 20.20.010 of the Land Use Code, for additional information.

Where can an ADU be built?

- ◆ ADUs can be built in any zoning district that allows and contains single-family housing. They can also be built on any lot that has an existing legally permitted single-family house.
- ◆ ADUs can either be attached to or detached from a single family house.
- ◆ ADUs must be subordinate in size to a single family house and located on the same lot.

What are the use and occupancy restrictions for an ADU?

- ◆ ADUs must be rented for terms of 30 days or more for residential purposes.
- ◆ ADUs cannot be used as a short-term or vacation rental (less than 30 days).
- ◆ A property owner is not required to live on-site.
- ◆ A deed restriction must be recorded against the parcel identifying the limitations on use, size and sale of the ADU.

What types of houses can be an ADU?

- ◆ ADUs may be of standard residential construction, manufactured housing or mobile-homes on permanent foundations.

What are the requirements?

- ◆ All ADUs must be built in compliance with the applicable Land Use Code.
- ◆ Existing living space or garage area may be converted for use as an ADU.
- ◆ The size of an ADU may not exceed 45% of the habitable floor area of the primary single-family house, excluding any garage area. This may include units created by internal conversion of existing primary living space, or new additions and detached units.

Note: Urgency Ordinance 1169 in effect until 10/9/2019 permits an ADU to exceed the 45% up to a maximum size of 850 square feet and two bedrooms.

- ◆ ADUs may be a maximum size of 850 square feet.
- ◆ ADUs must meet the maximum lot coverage requirements of the zoning district.
- ◆ Attached ADUs must comply with the setback, height and lot coverage standards that apply to the single family house.
- ◆ ADUs created through conversion of existing living space or garage area may be permitted, regardless of the existing setback.
- ◆ Detached ADUs may be up to two stories and 25' in height, with the following minimum setbacks for new structures:

Side yard	5 feet
Rear yard	5 feet
Street side yard	10-feet
Front yard	As required for primary dwelling

- ◆ ADUs must have a separate exterior entrance.
- ◆ ADUs must incorporate similar architectural features, materials, and colors as the single family house.

- ◆ Parking is not required for an ADU. However, if parking required for the primary residence is removed it must be replaced in compliance with the zoning standards.

What City permits and fees apply?

Note: Design Guidelines are being prepared that may include design standards for ADUs. Please consult City staff.

- ◆ A Building Permit is required for all ADUs, including conversion of existing living space or garage area. Building fees are based on the valuation of the ADU construction costs. Contact the Building Division for more information.
- ◆ Water System Capacity Fee: \$ 1,400.00
- ◆ Sewer System Capacity Fee: \$ 3,193.00
- ◆ Electric Development Fee: \$ 975
- ◆ Streets & Traffic Controls Impact Fee: ADU square footage / primary unit square footage X \$2,991
- ◆ Park System Impact Fee: ADU square footage / primary unit square footage X \$2,057
- ◆ Drainage System Impact Fee: \$1.32 per square foot of detached ADU footprint.
- ◆ Other Fees: New construction may also be subject to school impact fees. Contact the Building Division for more information.
- ◆ Please contact the fire department regarding fire sprinkler requirements for ADUs.

For a complete description of the regulations and permitting requirements for accessory dwelling units, please visit the City's website at:

<http://www.ci.healdsburg.ca.us>

**Or call the Planning & Building Department at
(707) 431-3346**