

ATTACHMENT B: CONTRA COSTA COUNTY ACCESSORY DWELLING UNIT ORDINANCE SUMMARY
 ORDINANCE NO. 2020-01
 (effective February 21, 2020)

	Junior ADU	Single-Family ADU			Multi-Family ADU	
ADU Type	Internal Conversion	Internal Conversion	Attached (addition)	Detached	Internal Conversion	Detached
Permit Processing	Ministerial					
Zoning	Residential or Mixed-Use Zoning Districts Single-family Residential (R-6, R-7, R-10, R-12, R-15, R-20, R-40, R-65, and R-100) Water Recreation (F-1) Planned Unit (P-1) for residential uses Multiple-family Residential (M-6, M-9, M-12, M-17, and M-29) Agricultural (A-2, A-3, A-4, A-20, A-40, and A-80)					
Primary Unit Type	Proposed or existing single-family dwelling				Existing multi-family dwelling	
Number of Units Allowed	1	1			At least 1 and not more than 25% of the number of existing multiple-family units in the dwelling	2
Max Size (ft ²)	500	50% of the living area of the existing primary dwelling unit or the applicable size limitation for a detached ADU on the same lot, whichever is less, but not less than 800	<ul style="list-style-type: none"> •1,000 on lots less than 12,000 ft² •1,200 on lots of 12,000 ft² or more or in A- districts •In -K district, 850 for 1 bedroom and 1,000 for 2+ bedrooms 		Within the non-livable space of the existing multiple-family dwelling	800
Max Height (ft)	n/a	n/a	<ul style="list-style-type: none"> •Applicable height limitation for residential construction in underlying zoning district, except in -K district •In -K district, 16 		n/a	16
Side/Rear Setbacks (ft)	n/a	n/a	4	4	n/a	4
Parking Requirements	None	None	1 additional off-street parking space, unless an exception applies		None	None
Short-Term Rentals	Prohibited					