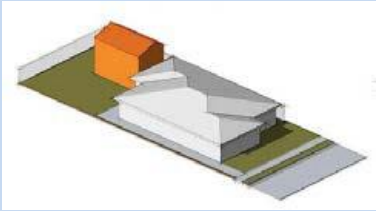
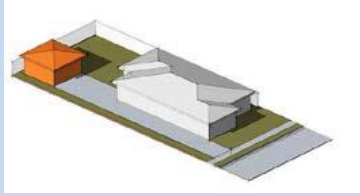
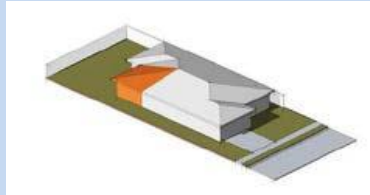


ACCESSORY DWELLING UNITS AND SECONDARY DWELLINGS DEVELOPMENT STANDARDS SUMMARY March 2021

The following is intended to provide brief guidelines for accessory and secondary dwellings in the unincorporated residential and agricultural areas of Solano County. Accessory Dwelling Units (ADUs) or Secondary Dwellings may be constructed as attached or detached units. For more details refer to: County's Zoning Regulations:

<https://www.codepublishing.com/CA/SolanoCounty/#!/SolanoCounty2800/SolanoCounty2800.html>

	Attached ADU	Detached ADU	Junior ADU ⁱ	Secondary Dwelling	
				Detached	Attached
Type of Unit Attached Addition/New Construction. 	Stand-alone new construction 	Interior conversion of a portion of single-family dwelling 	Unit that provides complete living facilities for one family and is situated on the same parcel as another residential unit. It may be a detached building, attached to the primary dwelling, or located within the living area of an existing primary dwelling.		
Minimum Size	380 SF ⁱⁱ	380 SF ⁱⁱ	380 SF ⁱⁱ	380 SF ⁱⁱ	
Maximum Size - in R-TC Zoning	50 percent of floor area not to exceed 1,200 square feet (SF).	850 SF unless more than one bedroom, then 1,000 SF	500 SF	NA	
Maximum Size - in R-R Zoning	50 percent of floor area not to exceed 1,200 square feet (SF).	1,500 SF	500 SF	NA	

	Attached ADU	Detached ADU	Junior ADU	Secondary Dwelling	
				Detached	Attached
Maximum Size A, A-SM, A-SV Zoning	NA	NA	NA	2,000 SF	50% of the gross floor area of the primary dwelling; if established within primary dwelling, gross floor area shall not exceed 33% of gross floor area of primary dwelling
Owner Occupancy	Not required	Not required	Primary dwelling or JADU must be occupied by the property owner unless owner is a government agency, land trust or housing org.	Not required	
Rental	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling; Shall not be rented for a term of 30-days or less.	May be rented separate from the primary dwelling but may not be sold or otherwise conveyed separate from the primary dwelling.	
Separate Entrance	Exterior access separate and independent from the entrance of the primary dwelling.	Exterior access separate and independent from the entrance of the primary dwelling.	Exterior access separate and independent from the main entrance to the primary dwelling.	Exterior access that is separate and independent from the entrance of the primary dwelling.	
Setback Front-yard	See Development Standards Table in corresponding Zoning District	See Development Standards Table in corresponding Zoning District	N/A	See Development Standards Table in corresponding Zoning District	
Setback Rear-and Side Yard	Four feet from the side and rear lot lines	Four feet from the side and rear lot lines	N/A	See Development Standards Table in corresponding Zoning District	
Parking	One onsite parking space for each ADU which may be in the front or sideyard setback or through tandem parking.	One onsite parking space for each ADU which may be in the front or sideyard setback or through tandem parking.	Not required	One off street parking space is required.	

ⁱ In limited circumstances a JDU and ADU may be allowed on the same site: (1) The accessory dwelling unit is detached from the primary dwelling and complies with all applicable development standards, and (2) The accessory dwelling unit does not exceed 800 square feet gross floor area, and (3) The junior accessory dwelling unit is entirely within the existing space of an existing single-family dwelling, or entirely within the proposed space of a proposed single-family dwelling, provided that an existing single-family dwelling may be expanded by not more than 150 square feet for the sole purpose of accommodating ingress and egress for the junior accessory dwelling unit. When a JADU and ADU are located on the same parcel, neither unit may be rented for a term of less than 30 days.

ⁱⁱ No smaller than 380 SF unless it is an efficiency unit that meets the following: no more than 2 people shall occupy and must include: (i) a living room of not less than 220 square feet of floor area, (ii) a separate closet, (iii) a kitchen sink, cooking appliance, and refrigerator, meet building code requirements, and (iv) a separate bathroom containing a water closet, lavatory, and bathtub or shower