TYPES OF ACCESSORY DWELLING UNITS

- **Attached Unit (via Addition)**
- **Detached Unit**
- **Interior Attached Unit (via Conversion)**

DEVELOPMENT STANDARDS HIGHLIGHTS

- No more than 2 units per parcel
- Total floor area of all units shall not exceed:
  - 800 square feet on lots less than 6,000 square feet; and
  - 1,200 square feet on lots greater than 6,000 square feet.
- Separate utility meters may be provided in the R-2, R-3 and O-R Zoning Districts
- New Detached units allowed within 5 feet of side and rear property lines
- Units constructed attached to the main dwelling unit shall comply with setback and height standards of the District in which it is located.
- Conversion of existing detached accessory structures to ADUs is permitted with no setback.

After reading this, if you have further questions, please consult a Planner.

**Hours: Monday - Thursday 1:00 pm - 5:00 pm**

City of Cloverdale Planning Department
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**City of Cloverdale**  
**Accessory Dwelling Units**

**What is an Accessory Dwelling Unit?**

An Accessory Dwelling Unit (ADU) is a detached or attached dwelling unit of 800 or 1,200 square-feet (depending on lot size) or less and provides permanent, independent living provisions including sleeping, cooking, living and sanitation on the same lot as the primary dwelling unit.

**Where are Accessory Dwelling Units allowed?**

Accessory Dwelling Units are allowed in all Zoning Districts except on lots which contain more than one single-family residence.

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**Development Standards**

Accessory Dwelling Units are permitted in any Zoning District on properties developed with an existing single-family residence. Accessory Dwelling Units are prohibited on lots containing more than one existing single-family dwelling.

Accessory Dwelling Units are exempt from density calculations, but shall comply with the floor area ratio (F.A.R.) maximum of the District in which it is located, as well as existing Building and Fire Codes.

When constructing a primary dwelling unit and an ADU simultaneously, the primary dwelling unit shall be completed and occupied prior to occupying an ADU.

ADUs shall be subordinate to the primary dwelling in size and location.

The design and placement of windows and doors on ADUs shall give consideration to privacy impacts on neighboring properties.

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**How are Accessory Dwelling Units established?**

Attached Accessory Dwelling Units may be established through conversion of a portion of an existing single-family residence.

Detached Accessory Dwelling Units may be established through the conversion of an accessory structure (no setback requirement) or by new construction (5 foot side and rear setback required).

Maximum height of a detached ADU structure is 25 feet with a minimum side and rear setback of 5 feet.

Maximum height and minimum setbacks for an attached ADU shall be subject to the same setbacks required for the primary dwelling.

If off-street parking is provided, the property owner may be eligible for reduced fees.