Town of Windsor
CALIFORNIA

Community Development Department

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ACCESSORY DWELLING UNITS FREQUENTLY ASKED QUESTIONS

What is an accessory dwelling unit (ADU)?

An accessory dwelling unit (a.k.a. "granny unit" or "second unit") is an attached or detached residential dwelling unit that is accessory to and on the same parcel as a primary residence. An ADU provides permanent and independent provisions for living, cooking, and sanitation. An ADU also includes the following: (1) An efficiency unit, as defined in section 17958.1 of the Health & Safety Code; and (2) A manufactured home, as defined in section 18007 of the Health & Safety Code.

What are the requirements for ADUs?

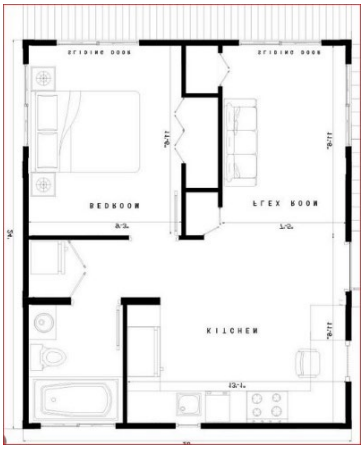
- One ADU is allowed on a parcel with an existing or proposed single-family home.
- An ADU cannot be used as a short-term vacation rental (less than 30 days).
- An ADU may be attached or detached from the home, a portion of the home may be converted to an ADU, or a detached accessory structure may be converted to an ADU. An ADU may also be located above a garage. Examples:







- An ADU is limited to a maximum of 850 sf for a studio or one bedroom and 1,200 sf for two or more bedrooms. See examples below.





What are the requirements for ADUs?

- The minimum setback from the side and rear property lines is 4- feet.
- The maximum height of a detached ADU is 16 feet. When located above a garage, the maximum height is 25 feet.
- The Town has a Tree Preservation and Protection Ordinance that protects most species of oak trees. The location, size, and species of trees close to the area of construction are required to be shown on the site plan. Protected trees should be avoided.
- Attached ADUs and new detached ADUs are required to use certain 7A Building Code methods and materials.

What is required for a building permit submittal?

- Site plan
- Floor plan
- Building elevations (identify exterior materials and colors, height, etc.)
- Title 24 calculations
- For more information on the permit requirements, see Building Permit Submittal Handout

What are the fees for an ADU?

- There are no Town development impact fees for an ADU.
- There are no water or sewer connection fees if an ADU ties into the existing main SFD water and wastewater connections. If the owner prefers a separate meter and the Town approves the design, connection fees are applicable.
- Building permit fees are calculated based on valuation of work (labor & materials), which are approximately 2-3% of the valuation.
- The Windsor Unified School District currently charges a fee of $5.17/square foot, which is paid directly to the District. ADUs that are 500 square feet or less are exempt from this fee.
- The Sonoma County Fire District currently charges a fee of $1.89/square foot for ADUs greater than 750 square feet. The Town collects this fee on behalf of the Sonoma County Fire District.

Additional questions?

- **Building Code requirements, including 7A Building Standards:** buildingpermits@townofwindsor.ca.gov
- **Planning and zoning requirements:** Jennifer Sedna, Planner I, adu@townofwindsor.ca.gov
- **Water and sewer connections:** Debbie Shannon, Engineering Technician, dshannon@townofwindsor.ca.gov; Ramon Santiago, Engineering Technician, rsantiago@townofwindsor.ca.gov

Want to learn more about ADUs?

Visit The ADU Center - www.aducenter.org.
The Town participates in the ADU Center which is a free resource with access to webinars, consultations, an ADU plans gallery, budgeting and finance, and an ADU calculator and workbook.