

Accessory Dwelling Unit (ADU)

Fact Sheet

Town of Ross

Building and Planning Department

www.townofross.org/

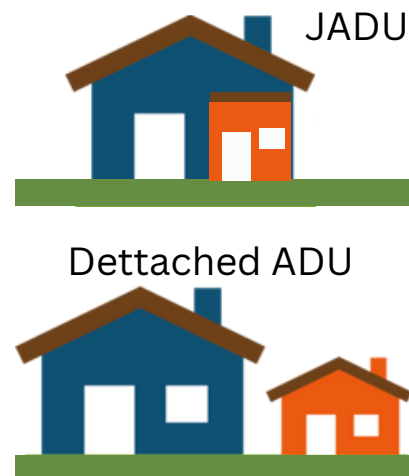
What is an ADU?

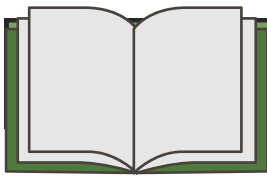
An Accessory Dwelling Unit (or, “second unit,” “in-law unit,” or “granny unit”) is an additional dwelling located on the same lot as a single-family or multi-family development. An Accessory Dwelling Unit may be attached to the primary residence, detached from the primary residence, or contained within an existing residence or accessory structure. A Junior Accessory Dwelling Unit (JADU) is a unit in an owner-occupied residence that is no more than 500 square feet and contained entirely within the existing single-family structure.

Benefits of an ADU

- Affordable housing option for friends, family, colleagues or anyone seeking affordable housing options.
- Provides rental income for homeowners.
- Less expensive to build than tradition single family homes.
- Helps the Town of Ross meet its Regional Housing Needs Allocation (RHNA) and contributes to increasing the housing supply in California.

Types of ADUs



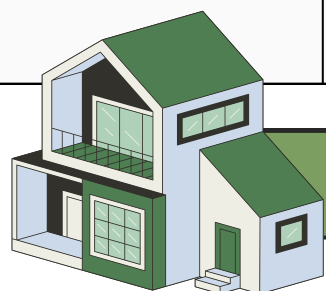


Zoning standards

Zones Allowed	<ul style="list-style-type: none"> • ADUs are allowed on any parcel with a primary unit in single-family residential and multi-family residential zoned districts. • JADUs are permitted on any parcel in a single-family residential zoning district with a primary unit.
Min / Max ADU size	<p>No minimum size requirement. Maximum size requirement:</p> <ul style="list-style-type: none"> • JADU: 500 sf. <p>Attached:</p> <ul style="list-style-type: none"> • ADU, 0-1 bedroom: 50 percent of the existing primary dwelling or 800 sq. ft., whichever is less. <p>Detached:</p> <ul style="list-style-type: none"> • ADU, 0-1 bedroom: 800 sf. <p>ADUs size may be increased up to 1,200 feet with an ADU exception.</p>
Room requirements	<ul style="list-style-type: none"> • 2 bedrooms maximum. • All ADUs shall contain a separate kitchen and bathroom independent of the primary residence. • JADUs shall contain an efficiency kitchen and may share a bathroom with the existing structure. Efficiency kitchen is defined as “A cooking facility with appliances, a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.”
Building height	<p>All ADUs and JADUs must be compliant with the height regulations below.</p> <ul style="list-style-type: none"> • A height of 16 feet for a detached ADU. • A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling. • A height of 25 feet for an accessory dwelling unit that is attached to a primary dwelling. • A height of 18 feet for a detached ADU on a that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor. <p>Height may be increased following submittal of a discretionary ADU Exception Permit.</p>
Setback	<ul style="list-style-type: none"> • Setbacks of four feet from the side and rear lot lines are required. • No setbacks are required for existing structures being converted to ADUs or ADUs constructed in the same location and to the same dimensions as existing structure. • Detached ADUs shall be separated from the primary dwelling and any accessory structures by a minimum of 3 feet.
Parking	<p>One off-street parking space shall be provided for each ADU in addition to those required for the primary unit. The parking spaces may be provided as tandem parking on a driveway.</p> <p>Exceptions to this rule are if;</p> <ol style="list-style-type: none"> (1) The ADU is located within one-half mile of public transit. (2) The ADU is located within a historic district. (3) The ADU is part of the proposed/existing primary residence or an accessory structure. (4) When on-street parking permits are required but not offered to the ADU occupant. (5) There is a dedicated parking space for a car share vehicle located within one block. (6) When the ADU permit is submitted with a permit application for a new single-family house.

Deed or income restrictions	A very low-income household (with an annual gross income of 50% or less than the Marin County annual median income) rent restriction is required in order to grant an exemption to the maximum floor area requirement for ADUs to allow up to a 1,200 square foot ADU.
Owner occupancy	<ul style="list-style-type: none"> • There are no owner occupancy requirements for ADUs. • Where a JADU is permitted, owner occupancy in the single-family residence or the JADU is required. • Owner occupancy shall not be required if the owner of the JADU is another governmental agency, land trust, or housing
Windows	All windows that face an adjacent property and are located within 15 feet of the shared property line shall be clerestory (minimum of 6.5 feet above the finished floor height), except that this standard does not apply if a structure on the adjacent property does not have any non-clerestory windows on the building elevation that faces the ADU.
Other requirements	The ADU/JADU: (1) may be rented but shall not be sold independently of the primary dwelling on the parcel; (2) shall not be rented for less than 30 consecutive days; (3) requires a permanent foundation; (4) All exterior lighting, including landscape lighting, must be dark sky compliant. The exterior lights shall have a color temperature of 3500 Kelvin or lower (warm not cool); (5) Any tree over 12 inches in circumference removed in conjunction with the construction of an ADU must be replaced by a 24-inch box tree on the project site, unless it is determined by the Fire Marshal that replacement planting is not feasible; (7) An attached or detached ADU located in the flood plain shall comply with Chapter 15.36 of the Municipal Code; (8) The proposed method of water supply and sewage disposal for the ADU/JADU must be provided, as well as service availability from any associated electric and gas provider for the lot. The property owner must also demonstrate existing or future legal access; (9) The ADU shall not conflict with any other requirements associated with prior land use entitlements (e.g. Design Review, Nonconformity Permit) granted for the subject property, unless such requirements have been amended through required approval processes.

For additional information refer to the Town of Ross Municipal Code.



Planning your ADU

Design your own

1. Review the ADU/JADU development standards as described in the municipal code.
2. Work with an architect or engineer to prepare building plans.
3. Email a copy of the [ADU permit checklist](#) documents to alopezvega@townofross.org.
4. If your project is under 800 square feet, it will be approved by the staff. Otherwise, your project will be approved by town council.

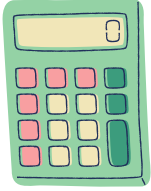
Choose from our pre-approved models

Visit [ADU Accelerator](#) to check out some pre-approved ADU designs.

These designs are done by professionals and are ready to finalize and submit to permitting, saving you time and money.



Additional Resources



- For sample floorplans, a finance calculator, and more information about building ADUs in Marin visit [ADU Marin](#).
- For more information on ADU legislation and regulation in California visit [California Department of Housing and Community Development Accessory Dwelling Unit Handbook](#)
- For information on what documents are needed for a planning permit visit our [ADU permit checklist](#).

Referred ADU architects

Below is a list of architects and designers who have worked on ADUs in Ross. The Town does not endorse any of these companies.

Bressack and Wasserman Architects
Chambers and Chambers Architects
David Kotzebue Architecture
Dion and Cole
EAG studios
Geizler Architects
Jochum Architects
John Clarke Architects

Polsky Perlstein Architects
Richardson Pribuss Architects
Sean Bailey Design
Shands studio
Star 7 Architects
Steve Wisenbaker Architects and Planners
Sutro Architects
Winder Gibson Architects



Contact us

Walk-in counter service is available Monday through Thursday at Ross Town Hall between the hours of 9:00 am and 12:00 pm or by appointment.

Virtual counter service is available by telephone and email. Please contact Roberta Feliciano, Planning & Building Director, by email at rfeliciano@townofross.org or by voicemail at (415) 453-1453 ext. 121.