



ACCESSORY DWELLING UNIT (ADU) ORDINANCE UPDATE

City Council
Special Meeting | August 4, 2026

What is an ADU?

An Accessory Dwelling Unit (ADU) is:

- A secondary residential unit on the same lot as a primary dwelling.
- It has independent living facilities, such as a kitchen and bathroom.
- It may be detached, attached, or created by converting existing space.

A Junior ADU (JADU) is:

- A type of ADU located entirely within a single-family dwelling.
- It is limited to 500 square feet and may share sanitation facilities with the primary residence.

Common Unit Types:



Detached



Attached



Conversion



JADU

Why is this ordinance update needed?

- The current ordinance has not been updated since 2021.
- State ADU law has changed significantly in recent years.
- State law requires ministerial approval, establishes review timelines, and limits certain local development standards.
- Housing Element Program A 3.1.1 directs the City to periodically review and update its ADU regulations.

The update would maintain consistency with current State ADU law and help implement the Housing Element.

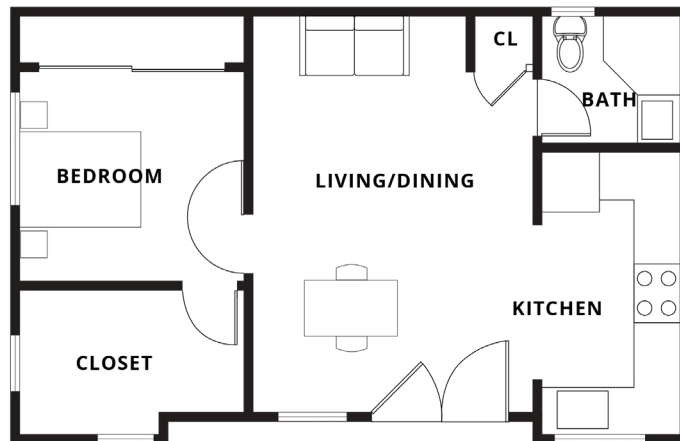


ADU Development Trends in Vallejo

About 186 ADUs permitted between 2018 and 2024

In 2025, 19 ADUs received planning approval and 17 applicants completed surveys:

- Most were newly constructed detached units
- Median size was approximately 525 square feet
- Most were studios or one-bedroom units
- Units were used for both family housing and rentals
- Reported rents generally ranged from \$1,000 to \$2,000 per month



Above: Example of a 550-square-foot Detached One-Bedroom ADU

Clearer Guidance for ADU Applicants

Main Reported Challenge:

- Understanding permitting requirements

City Response:

- Published the ADU Mini-Guide in July 2025
- Will update the guide following ordinance adoption
- Reorganized the ordinance and clarified objective standards

Clear, objective standards and accessible guidance make the permitting process easier to navigate.

ADU Mini-Guide

Your guide to building an Accessory Dwelling Unit (ADU) or Junior ADU (JADU) in Vallejo

Invest in your family and community by building an ADU!
From space for your loved ones to building your retirement through renting, an ADU will grow with you and your family over time.

 Housing Family like adult children, parents or loved ones with special needs.	 A Home as You Age for caregivers or aging adults who want to downsize.	 Rental Income for retirement, savings or a rainy day.
 Property value and future sales price increase with an ADU.	 Extra Hands on your property can be helpful for upkeep, daily tasks and more.	 Housing community from workers to young families looking for a local home.

What is an ADU?
ADUs come in many shapes and sizes but are always a self-contained home that is legally part of the same property.

Both ADUs and JADUs must have their own entryway and be at least 150 square feet in size. Both must be rented for 30 days or more—no short-term rentals are allowed.

ADUs can be attached or detached and may be brand-new construction or converted from existing buildings or structures. ADUs can be up to 1,200 square feet and must have their own bathroom and a full kitchen. Shared walls and floors must have a fire-resistance rating of one hour in non-sprinklered buildings and one-half hour in sprinklered buildings.

JADUs are conversions no more than 500 square feet, located within an existing home (including an attached garage). JADUs can share a bathroom with the main home and need at least a sink, a counter, and smaller appliances. The owner must live in the main home or the JADU.

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What does the proposed ordinance do?

Updated Regulations:

- Updates definitions for ADUs, JADUs, and related terms
- Updates standards for converted, attached, and detached ADUs
- Addresses ADUs on single-family and multifamily lots
- Clarifies parking, objective design standards, utility connections, fees, and addressing.

Application Review:

- Application submitted through the Building Division
- Completeness determined within **15 business days**
- Complete application routed internally to Planning Division
- Approval or denial within **60 days of a complete application**

Where the City Adds Local Flexibility

The ordinance primarily aligns local regulations with State law but includes one provision providing additional local flexibility.

Small-Unit Parking Exemption:

- No parking is required for an ADU of **500 square feet or less**.

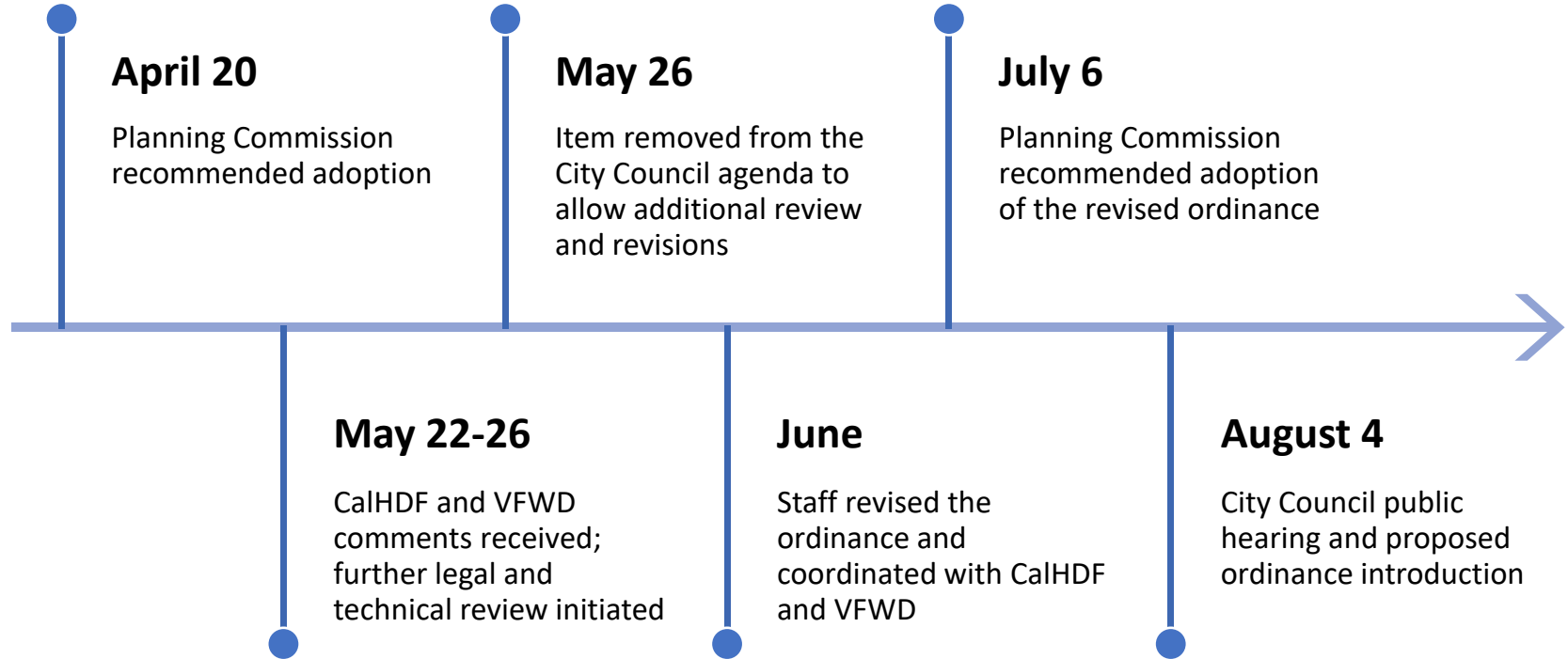
Why it matters:

Reduces development costs and barriers for smaller ADUs.





Procedural History





Summary of Revisions

Topic	Revision Made	Source
Historic Standards	Clarified that local objective historic-resource standards do not apply to ADUs authorized under Government Code §66323.	CalHDF
Parking	Clarified that off-street parking is not required for ADUs authorized under §66323.	CalHDF
Front Setbacks	Clarified that local front-yard setbacks do not apply to ADUs authorized under §66323.	CalHDF
Multifamily Detached ADUs	Clarified that the 1,200-square-foot maximum size does not apply to detached ADUs authorized under §66323(a)(4).	CalHDF
Utility Connections	Clarified that separate connections may be required only when authorized by State law and applicable utility requirements.	VFWD
Application Review	Clarified that Planning Division's conformance review follows Building Division's completeness determination.	City staff

Staff Recommendation

Hold a public hearing and introduce an ordinance amending Chapter 16.303 of the Vallejo Municipal Code related to Accessory Dwelling Units and finding such action statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h).

Next steps include returning the ordinance for adoption at a subsequent City Council meeting; submitting the adopted ordinance to HCD within 60 days of adoption; and if HCD identifies compliance issues, returning to Planning Commission and City Council with proposed amendments.





THANK YOU

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REFERENCE SLIDES



ADUs Subject to Government Code Section 66323

Gov. Code	ADU Type	State Law Requirement
§66323(a)(1)	Single-Family Conversion	One ADU within an existing or proposed single-family dwelling or accessory structure, plus one JADU within the dwelling. An existing accessory structure may be expanded by up to 150 sq. ft. solely to accommodate ingress and egress.
§66323(a)(2)	Single-Family Detached	One detached ADU up to 800 sq. ft. must be permitted on a lot with an existing or proposed single-family dwelling, subject to the height and setback standards established by State law.
§66323(a)(3)	Multifamily Conversion	ADUs created within existing non-livable areas of a multifamily building (e.g., storage rooms, garages, attics, basements, or boiler rooms). At least one ADU, and up to 25% of existing dwelling units, must be permitted.
§66323(a)(4)	Multifamily Detached	Up to two detached ADUs on lots with a proposed multifamily dwelling, or up to eight detached ADUs on lots with an existing multifamily dwelling (not to exceed the number of existing dwelling units), subject to State height and setback standards.

Note: These categories are cumulative. On a qualifying single-family lot, one converted ADU, one JADU, and one detached ADU may all be permitted.