

Permits for ADUs / Granny Units

What You Need to Know for a Successful Project

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*Planning, Building and
Code Enforcement*

Note: All Regulations are Subject to Change

San José: Making It Easier to Build an ADU!

- The City encourages ADU construction and has eased the rules
- Find ADU rules at www.sanjoseca.gov/ADUs
- Find great ADU workshops at www.housingtrustsv.org
- Follow news about ADUs: @buildingsanjose   

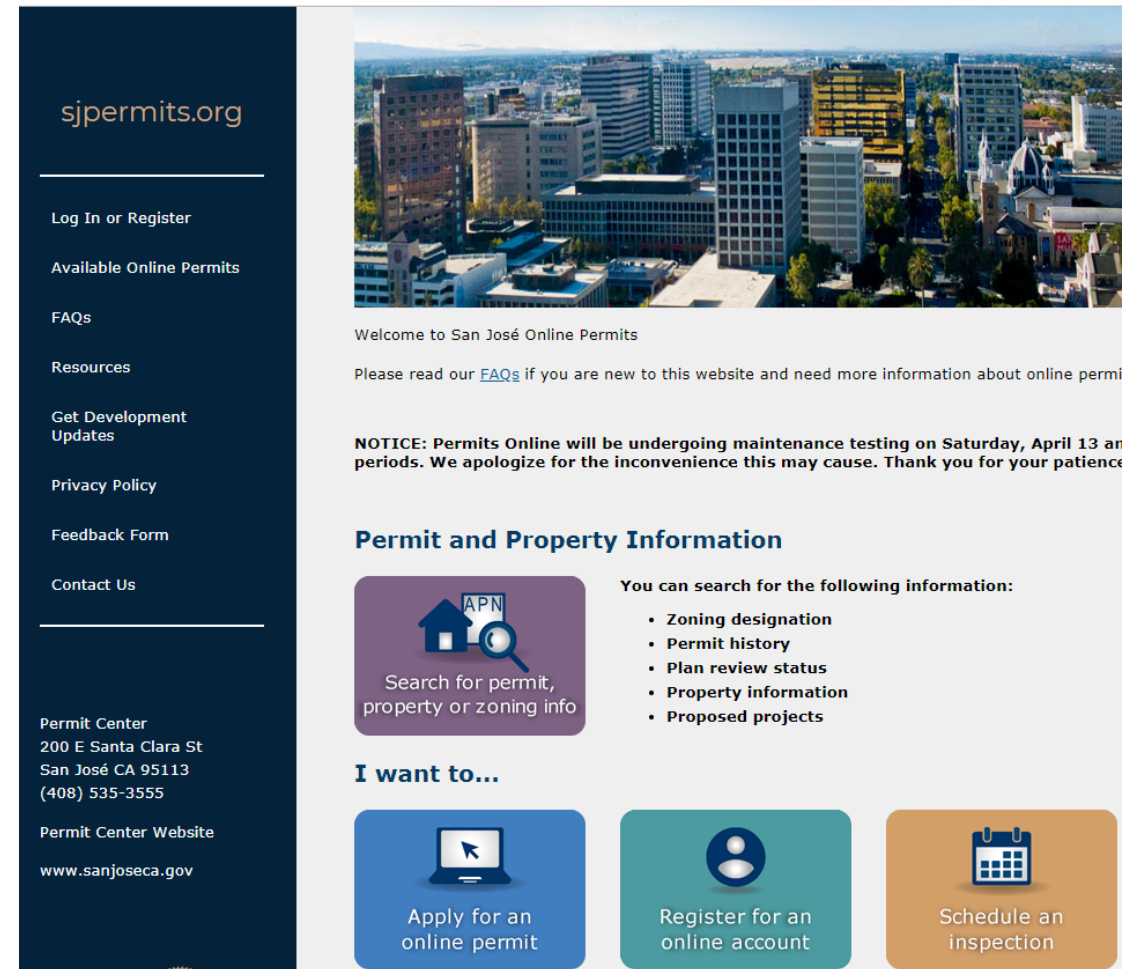


Zones Allowing ADUs & Design Standards

Where are ADUs allowed in San José?

- On lots with only 1 single-family home
- R-1, R-2, RM Residential zones
- Some Planned Development (PD) zones

Find your zone at www.sjpermits.org



The screenshot shows the homepage of the San José Online Permits website. On the left is a dark blue sidebar with navigation links: sjpermits.org, Log In or Register, Available Online Permits, FAQs, Resources, Get Development Updates, Privacy Policy, Feedback Form, and Contact Us. Below these links is the Permit Center address: 200 E Santa Clara St, San José CA 95113, (408) 535-3555, and the website URL www.sanjoseca.gov. The main content area features a cityscape image, a welcome message, a notice about maintenance testing on Saturday, April 13, and a section titled 'Permit and Property Information'. This section includes a search icon for APN and a list of searchable information: Zoning designation, Permit history, Plan review status, Property information, and Proposed projects. At the bottom, there are three buttons: 'Apply for an online permit', 'Register for an online account', and 'Schedule an inspection'.

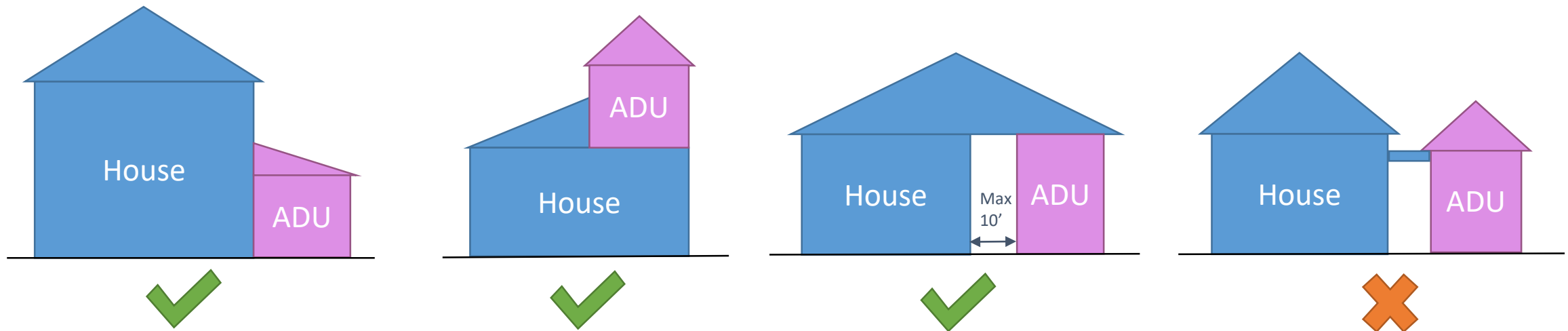
ADU size depends on lot size

An ADU may not exceed 50% of the main dwelling size.

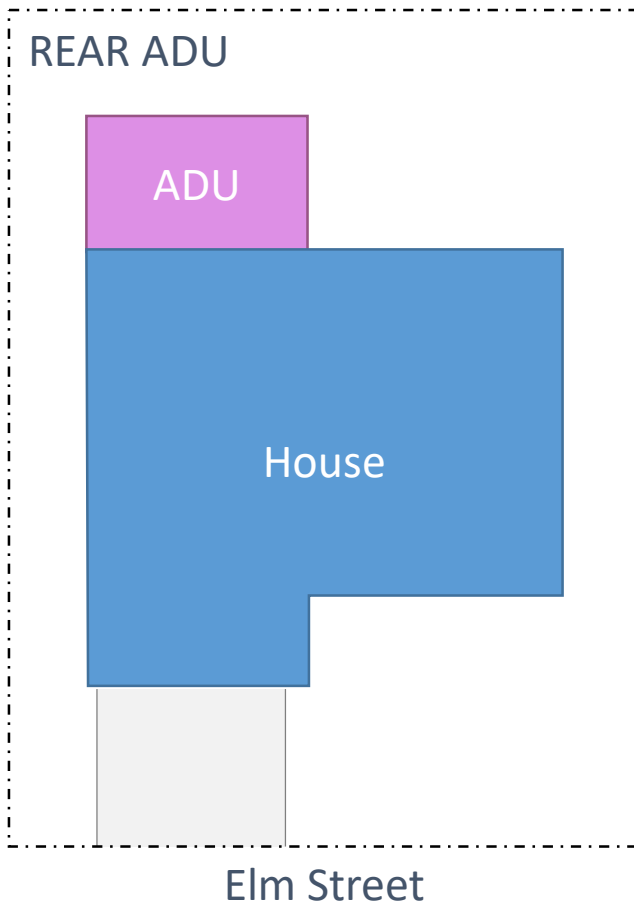
Lot Size	Maximum ADU Floor Area	# Bedrooms Allowed
3,000 – 5,444 sq. ft.	600 sq. ft.	Studio or 1 bedroom
5,445 – 9,000 sq. ft.	700 sq. ft.	Studio or 1 bedroom
9,001 – 10,000 sq. ft.	800 sq. ft.	Up to 2 bedrooms
Over 10,000 sq. ft.	900 sq. ft.	Up to 2 bedrooms

Attached ADU Locations

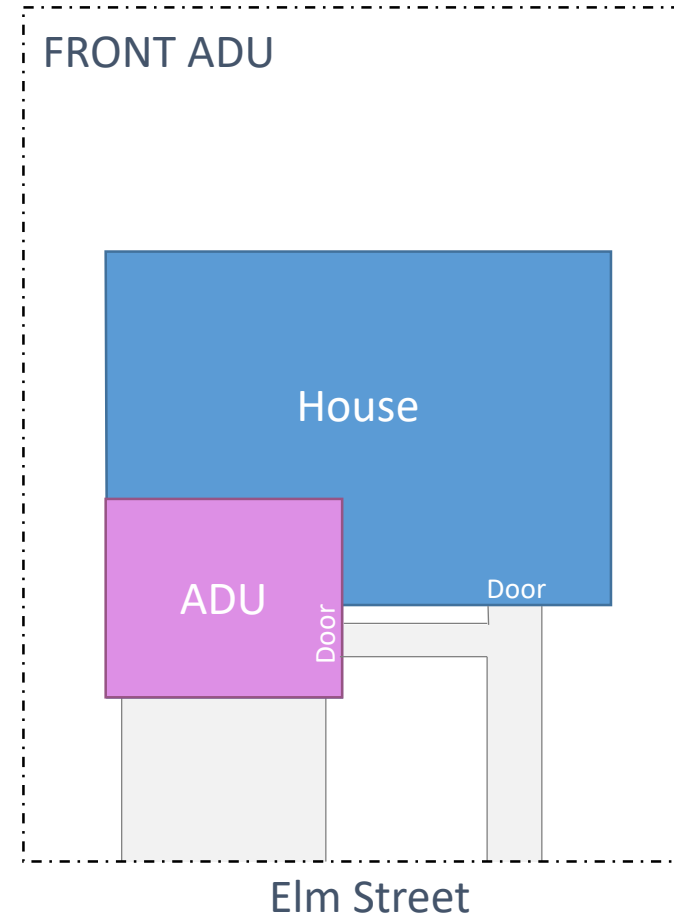
- Must share a wall with the main house, OR
- Can be separated from main house by 10 feet maximum IF sharing the main house roof with same framing system, OR
- Can be a garage conversion or on top of the garage



Attached ADU - setbacks, height requirements

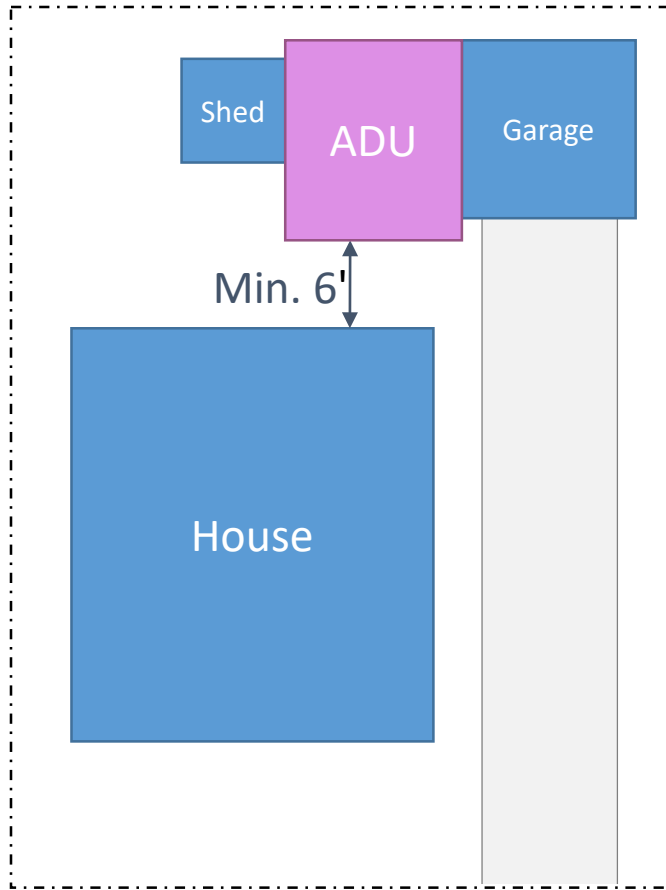


Setbacks and height limits are same as main house for rear and front ADUs



For front ADU, entrance cannot be on same façade as main house entrance

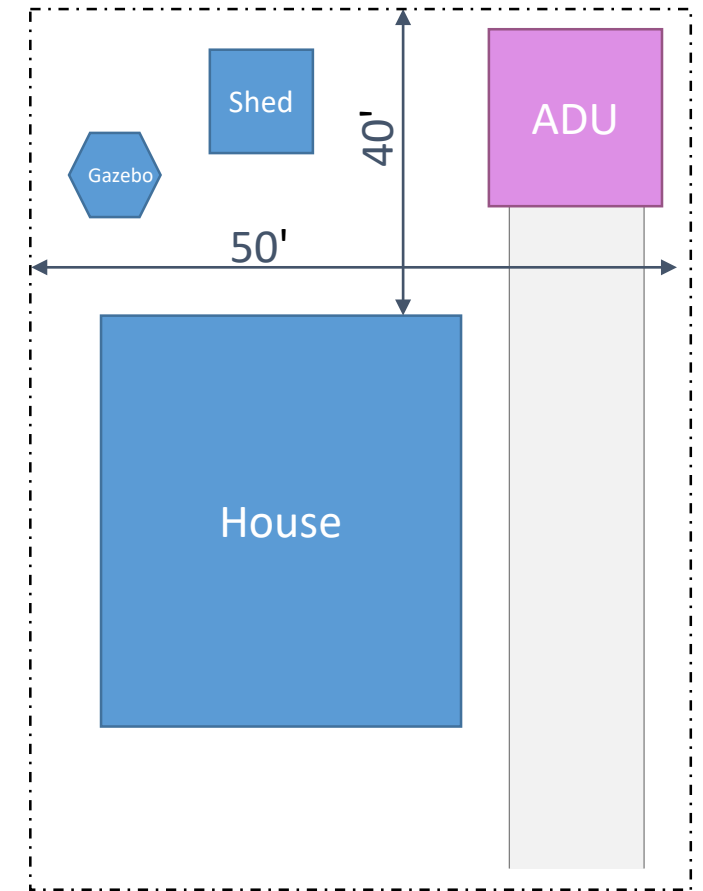
Detached ADU Locations



Oak Street

- Allowed only in rear yards
- 6' minimum separation from main house
- OK to convert, attach, or build on top of garage or accessory building
- ADU + all structures may not cover more than 40% of rear yard

Rear Yard = 2,000 sq. ft.
Max coverage = 800 sq. ft.



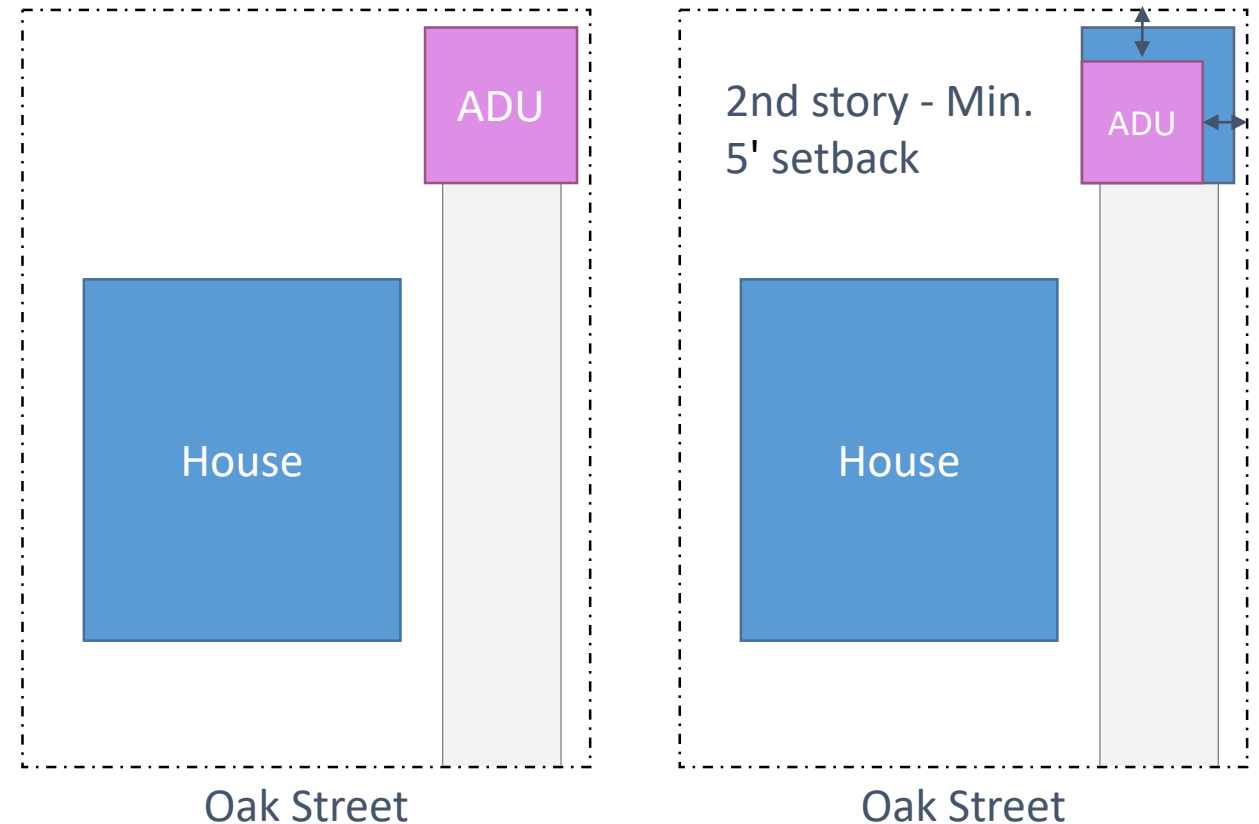
Oak Street

Detached ADU – setback requirements

1st story - 0 setback allowed, except:

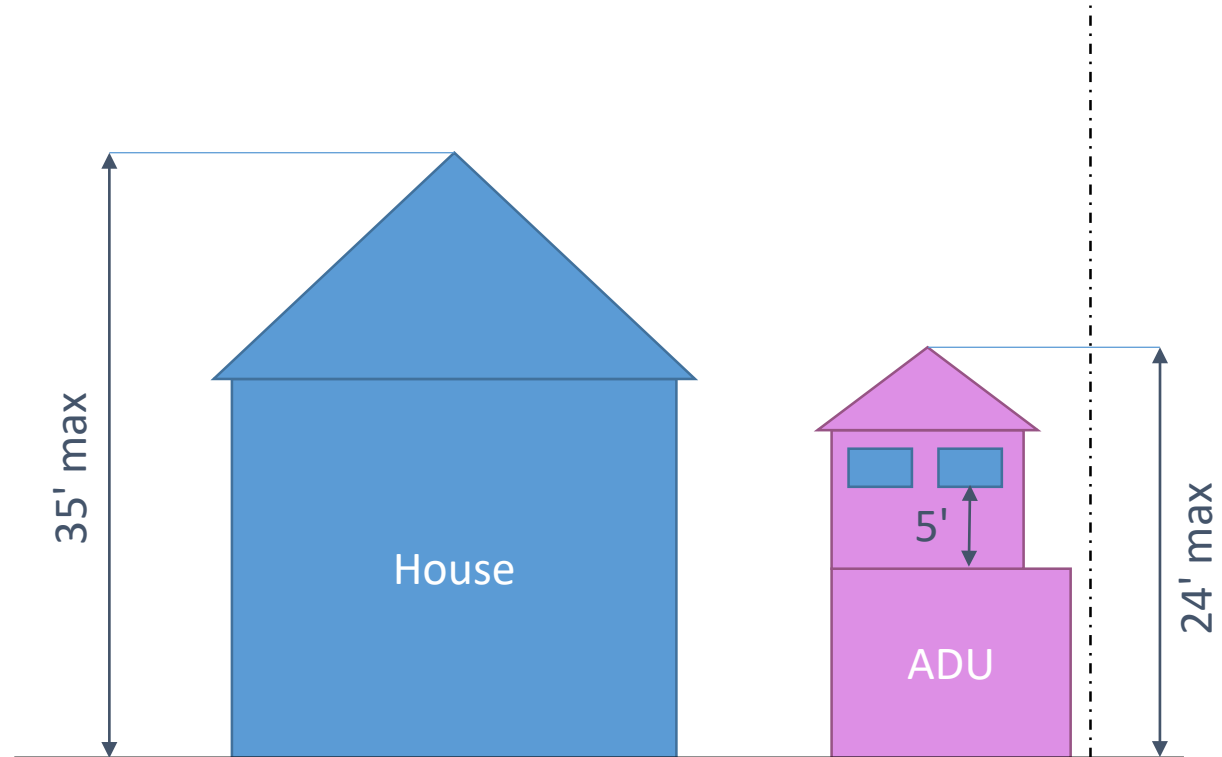
- Corner lots - 10' required from the street
- Easements - may restrict placement
- Setbacks less than 3' - Fire regulations apply

2nd story - 5' setback required to protect neighbors' privacy



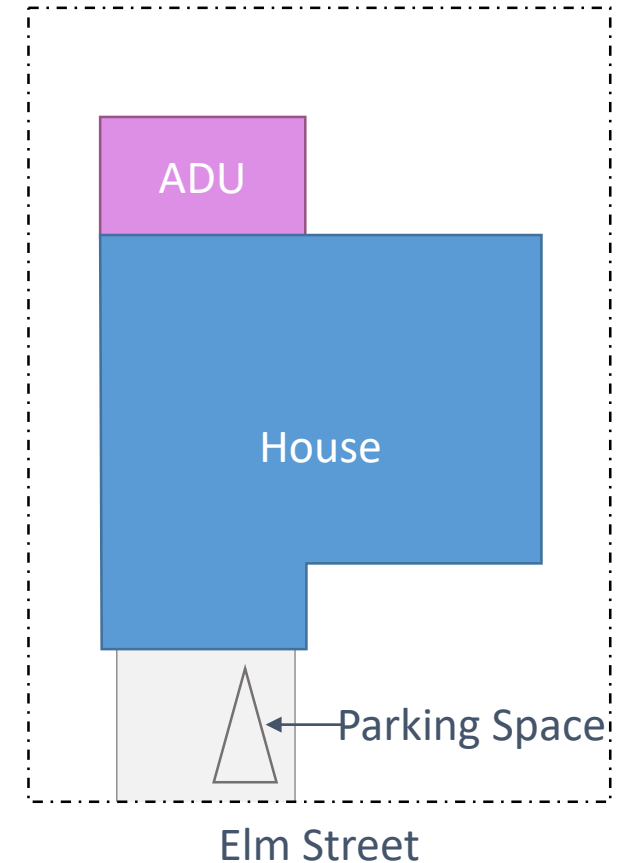
Detached ADU – height requirements

- 1-story: 18' max
- 2-story: 24' max
- 2-story: minimum 5' sill height for windows facing side and rear property lines



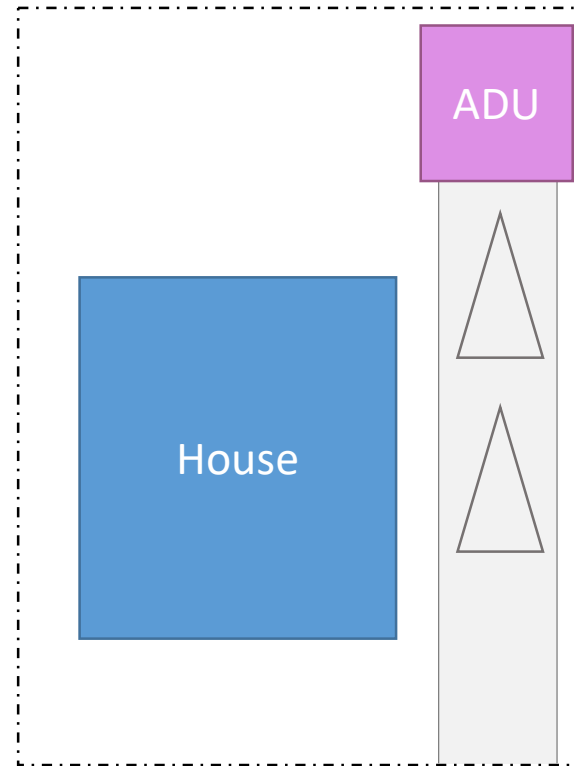
ADU Parking Requirements

- One parking space is required for the ADU unless state law exemptions apply*
 - Parking space must be a paved surface and can be in the driveway
- * If any condition applies, no parking for ADU is required.
- ADU is within .5 mile of a rail or bus stop
 - ADU is in a City Landmark District
 - ADU is part of or within the main house or a converted garage or accessory building
 - ADU is in a permit parking area where a permit is not offered to the ADU

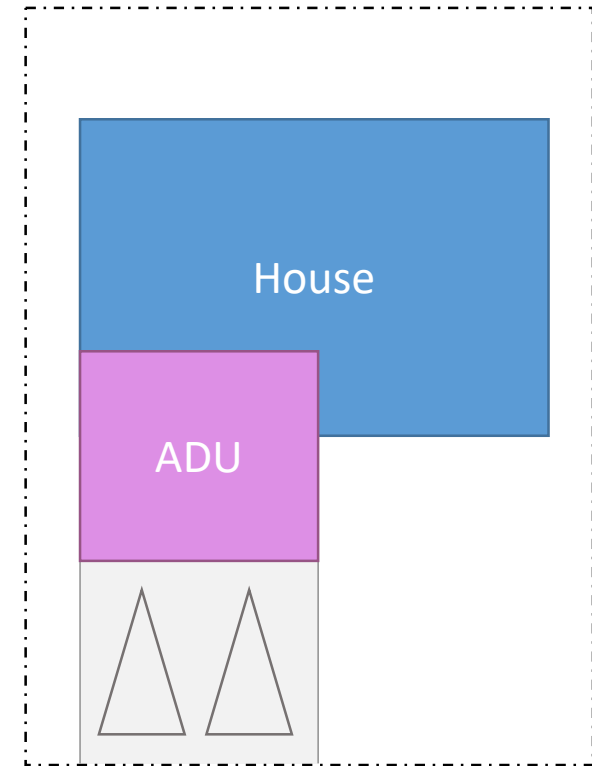


Parking for Garage Conversions

- No parking required for the ADU
- Replacement parking is required for the main house
- Replacement parking can be in the driveway



Oak Street



Elm Street

Kitchen requirements for an ADU

ADU kitchen must have:

- Refrigerator
- Food prep counter
- Installed oven or range
- Cabinets
- Storage





Bathroom requirements for an ADU

ADU bathroom must have:

- Sink
- Toilet
- Shower and/or bathtub

* only 1 bathroom allowed



IMPORTANT CONSTRUCTION CONSIDERATIONS FOR ADUs

Power – You may need to upgrade your panel



Old Electrical Service Panel



New Electrical Service Panel

See [Bulletin #260 Electrical Service Panel Upgrades](#)

Options for Meters and Service

- Do I have to install 2 meters?
 - No.
- Do I have the option to install 2 meters?
 - Yes.
 - Consult with your utility provider to verify location and supporting infrastructure.
- Can I convert my existing service panel to a subpanel and supply it with a new feeder?
 - Yes, if the panel is:
 - Installed properly, and
 - Labeled as “suitable for use as service equipment.”



Gas Supply

- If the gas supply is coming from the existing house, it must connect at the existing gas meter location.
- Proper sizing of the gas line must be verified by a licensed plumbing contractor.
- If you would like to install a separate gas meter, contact your local utility company for more information.



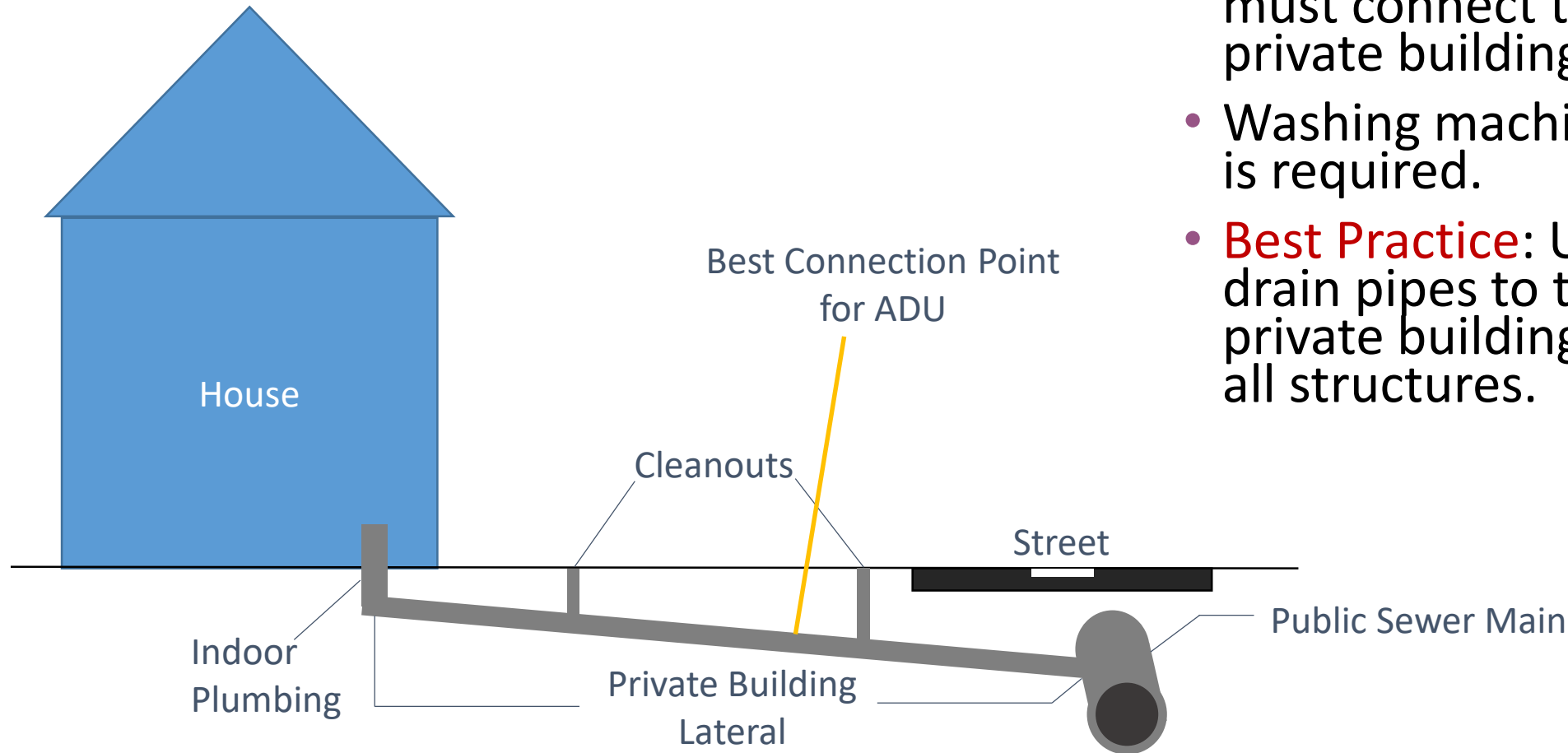
Energy Code / Heating & Cooling

- If you are constructing a new structure, or altering an existing structure, all current energy standards apply.
- A heating system is required and must be independent from the existing house.
- Cooling is not required.



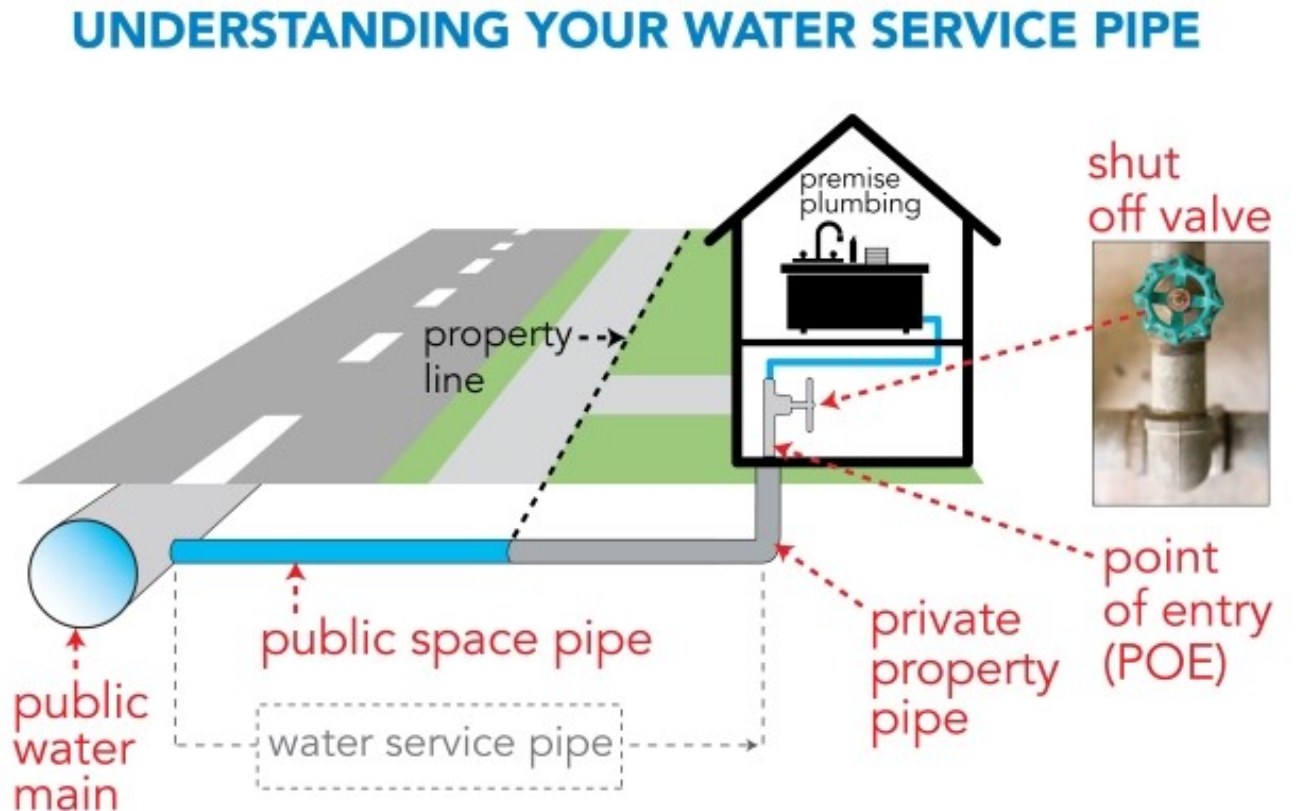
Sewer Lines

- Typically, the ADU sewer line must connect to the existing private building lateral.
- Washing machine connection is required.
- **Best Practice:** Use gravity to drain pipes to the existing private building lateral from all structures.



Water Service & Sizing

- If connecting to the water lines in the main house, the water lines must be sized for the additional fixture load.
- Typically, the connection to the existing system is where the existing water line first comes into the house.
- **Tip:** Keep pipe size in mind when installing; don't undersize the pipe!



Thank you for attending our presentation!

We're here to answer your questions

- Visit our tables at the Open House
- Visit our ADU website: www.sanjoseca.gov/adus
- Visit us in the Permit Center: www.sanjoseca.gov/permitcenter
- Follow news about ADUs: @buildingsanjose 