

Dear Regular Customers of Planning, Building and Environmental Services,

Attached for your early review and comment is a draft of the Accessory Dwelling Unit Ordinance that will be scheduled for review by the Planning Commission and Board of Supervisors this summer.

The State legislature enacted new law intended to reduce local agency regulatory barriers for Accessory Dwelling Units (or ADU's). These units are also called secondary dwelling units or granny units. Existing County zoning is largely already compliant with new State Law, but some changes are necessary and this is an opportunity to otherwise improve regulations.

Notable aspects of the project are as follows:

- No changes occur to zoning districts where second units are allowed and disallowed. Residential and Agricultural Watershed (AW) districts will continue to permit these units, and they will continue to be disallowed in the Agricultural Preserve (AP) and Planned Development (PD).
- ADU's will continued to be allowed by right (no design review or use permit process like some agencies)
- No changes occur to maximum unit size (1,200 sq. ft.), and guest cottages (1,000 sq. ft.) are not affected by the ordinance at all.
- Code pertaining to attached ADU's/accessory structures will be simplified. Second units will continue to be allow to attach to another accessory structure but the cumbersome 'exception process' is being eliminated.
- ADU's will now be allowed in existing, legally constructed

accessory structures within setbacks. This is a shift from the current ordinance that mandates larger setbacks for dwellings than accessory structures.

- Related but not a part of these zoning changes, State Law limits utility provider dwelling unit connection fees. This may have little impact on the County simply because most unincorporated area second units are served by well and septic, but could reduce fees substantially in areas served with public water and sewer.

- The State is also setting significant new limits on local fire and engineering requirements, which is not part of zoning or this ordinance change. State Building and Fire code changes will likely result in fewer ADU projects being subject to fire sprinkler and road widening requirements.

Please feel free to comment or make suggestions, or to contact me if you have any questions. If you comment next week, I will get back to you the week of June 5th.

It is anticipated that a final draft will be brought forward to the Planning Commission and Board of Supervisors in the next several weeks. Notice of the formal hearings will be published in the paper, provided via email to this email group, as well as the public hearing notification email list.

Thank you,

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