

ATTACHED AND DETACHED ACCESSORY DWELLING UNITS IN PLEASANT HILL

The State of California recently passed Assembly Bill No. 2299, to expand the availability of accessory dwelling units throughout the State. This handout includes pertinent information regarding Pleasant Hill's amended accessory dwelling unit regulations. For additional information please contact the Planning Division at 925-671-5209, the Engineering Division at 925-671-5265 or the Building Division at 925-671-5200.

What is an "Accessory Dwelling Unit?"

An attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.



Where are Accessory Dwelling Units allowed?

Accessory dwelling units are permitted on lots zoned single-family or multifamily and containing an existing or proposed primary dwelling, subject to approval of a zoning permit.



What are the size limits and location provisions?

Attached Accessory Dwelling Units must be within or attached to the primary residence and shall not exceed 50% of the existing area of the residence (including the garage), with a maximum allowable floor area of 1,200 square feet and a minimum of 150 square feet.

Detached Accessory Dwelling Units may have a maximum floor area of 1,200 square feet and must have a minimum of 150 square feet.



Are there specific entrance requirements?

Yes, an accessory dwelling unit shall include an entrance separate from the main residence and screened from views from the public right-of-way. Attached secondary dwelling units may include an interior entry to the main living area of the primary residence.

Additional vehicle parking required?

For accessory dwelling units, one off-street parking space shall be provided per bedroom. However if the accessory dwelling unit is contained within the existing area of the building or accessory structure, with no expansion of the area, no additional parking is required. If the accessory dwelling unit is within an existing garage, replacement parking, for the spaces previously within the garage, is required on the property (replacement parking cannot be in a tandem configuration and is not required to be covered or enclosed).



Units may be exempt from parking requirements if: 1) located within ½ mile of public transit, or 2) located within an architecturally and historically significant historic district, or 3) part of the existing primary residence or an existing accessory structure, or 4) when on-street parking permits are required but not offered to the accessory dwelling unit, or 5) located within one block of a car share vehicle site.

Other residential zone development regulations?

Accessory Dwelling Units must comply with all residential development regulations listed under PHMC 18.20 for issues such as height, lot coverage, setbacks, floor area ratio, as well as cumulative accessory structure size limitations, etc. So, to determine feasibility of developing an accessory dwelling unit on your site, make an appointment with City planning staff for a preliminary review of a site plan, lot coverage and floor area ratio calculations prior to submittal of a building permit application.

Ready for permit?

The Building Division handles building permit submittals. General information, submittal requirements and permit applications can be found at: www.ci.pleasant-hill.ca.us/247/Permits. Permit fees will be based on the total valuation of your project.



Be sure to include a zoning permit application with your submittal. A zoning permit application can be found at: <http://www.ci.pleasant-hill.ca.us/97/Application-Forms-Guides>. The Planning Division will review all designs for compatibility with the Citywide Design Guidelines. The Guidelines are intended to encourage quality, well designed development throughout Pleasant Hill that enhances existing neighborhoods.



What about utilities?

Preliminary review by utility providers (such as Water, Sanitary Sewer and PG&E) is also recommended:

Pacific Gas & Electric Co.	Central Sanitary District	East Bay Municipal Utility District	Contra Costa Water District
(925) 674-6457	(925) 228-9500	(925) 820-6600	(925) 688-8000
1030 Detroit Avenue Concord, CA 94518	5019 Imhoff Place Martinez, CA 94533	3189 Danville Blvd. Alamo, CA 94507	P.O. Box H2O Concord, CA 94522

Note: A list of additional agencies that may require review is available at the Building Division.

A deed restriction is necessary:

A deed restriction is required to be filed with the Contra Costa County Recorder’s Office to ensure, and put on notice, subsequent property owners of the following:

1. The accessory dwelling unit cannot be sold separately from the primary residence;
2. Restricts the size and attributes of the unit, and;
3. Requires owner-occupancy in either the remaining portion of the structure or the accessory dwelling unit.



One more thing:

Be aware that **short-term rentals**, offering lodging in a residential structure for short-term stays of less than 30 consecutive days, (e.g. Airbnb, VRBO, etc.) are **prohibited** in all residential zones throughout Pleasant Hill.