



# JUNIOR ACCESSORY DWELLING UNITS IN PLEASANT HILL

Recent State of California legislation has been passed, Assembly Bill No. 2406, to allow a new type of secondary dwelling unit, more commonly termed as a “Junior Dwelling Unit.” Generally, this is a secondary dwelling unit that is no more than 500 square feet in size, with 1 bedroom and contained entirely within an existing single-family structure. This handout includes pertinent information on this new type of secondary unit. 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.



### **Where are Junior Dwelling Units allowed?**

Junior dwelling units are permitted in R-6, R-7, R-10, R-10A, R-15 and R-20 districts, subject to approval of a zoning permit.

### **What are the size limits and location provisions?**

Junior dwelling units shall be within the primary residence, shall not exceed 500 square feet in area, and includes an existing bedroom.



### **Are there specific entrance requirements?**

Yes, a junior accessory dwelling unit shall include an entrance separate from the main residence, screened from views from the public right-of-way, with an interior entry to the main living area of the primary residence.

### **How about a kitchen?**

A junior accessory dwelling unit must have an “efficiency” kitchen that shall be comprised of the following:

1. A sink with a maximum waste line diameter of 1.5 inches;
2. A cooking facility with appliances that do not require electrical service greater than 120 volts or natural or propane gas;
3. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.



### **Sanitation Facilities?**

A junior dwelling unit may include separate sanitation facilities or may share sanitation facilities with the primary residence.

### **Additional vehicle parking required?**

No additional parking is necessary beyond what is required for the primary residence.



### **Other residential zone development regulations?**

*Junior Accessory Dwelling Units* shall comply with all residential development regulations listed under PHMC 18.20 for issues such as height, lot coverage, setbacks, F.A.R., etc. To determine feasibility with your site, preliminary review of a site plan, lot coverage and F.A.R calculations by the Planning, Engineering and Building Divisions is recommended prior to submittal of a building permit application.

### **What about utilities?**

Preliminary review by utility providers (such as Water, Sanitary Sewer and PG&E) is also recommended. The Building Division can provide a current list of utility providers for your information.

### **One more thing, 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 junior 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 junior accessory dwelling unit.