

City of Calistoga

Summary of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Regulations

Regulation	ADU – New Construction		ADU – Existing Space Conversion		JADU
	RR, RR-H, R-1, R-1-10, R-2 Zoning Districts	R-3 Zoning District	RR, RR-H, R-1, R-1-10, R-2 Zoning Districts	R-3 Zoning District	RR, RR-H, R-1, R-1-10, R-2 Zoning Districts
Number of Units Permitted	1 per lot with 1 new or existing SFD	2 per lot with existing MFD	1 per lot (alternative to new construction)	≤ 25% of existing units	1 per lot with 1 new or existing SFD
Construction Type					
• Within SFD	Yes	No	Yes	No	Yes
• Within existing MFD	No	No	No	Yes	No
• Attached	Yes	No	No	No	No
• Detached	Yes	Yes	No	No	No
Maximum Unit Size					
• Studio or 1-bedroom	850 sq. ft.	850 sq. ft.	850 sq. ft.	850 sq. ft.	500 sq. ft.
• > 1 bedroom	1000 sq. ft.	1000 sq. ft.	1000 sq. ft.	1000 sq. ft.	--
• Addition to existing SFD	≤ 50% of exist. living area	--	--	--	--
Exterior Access Required	Yes	Yes	Yes	Yes	Yes
Additional Area for New ADU Access	--	--	≤ 150 sq. ft.	≤ 150 sq. ft.	≤ 150 sq. ft. if existing space conversion
Minimum Rear & Interior Side Yard Setbacks	4 feet for one-story detached ADU	4 feet for one-story detached ADU	--	--	--
Maximum Height for One-Story ADU	16 feet if detached	16 feet if detached	--	--	--
Parking Spaces Required	0	1 per unit	0	0	0
Owner Occupancy Req'd.	No	No	No	No	Yes (JADU or SFD)
Utility Connection Fees Charged	No, except for ADU constructed w/ SFD	No	No	No	No
Impact Fees Charged	Yes, if ≥ 750 sq. ft.	Yes, if ≥ 750 sq. ft.	Yes, if ≥ 750 sq. ft.	Yes, if ≥ 750 sq. ft.	No

SFD: Single-family dwelling

MFD: Multi-family dwelling