



# ***Alameda County Assessor's Homeowners Fair***

*Accessory Dwelling Units (ADUs) and  
how to get this done!*

*Presenters*

*Art Interiano, City of Newark*

*Courtney Pal, City of Fremont*

*Brandon H. DeLucas, Union City*

Let's get  
this ADU  
started

---

What is an ADU?

---

Who can have an ADU?

---

Ready to start? Wait, what about  
development standards and fees?

---

Local Rules for Newark, Fremont and  
Union City

# What is an Accessory Dwelling Unit(ADU)?

An ADU is an accessory dwelling unit with complete independent living facilities

Detached: The unit is separated from the primary structure

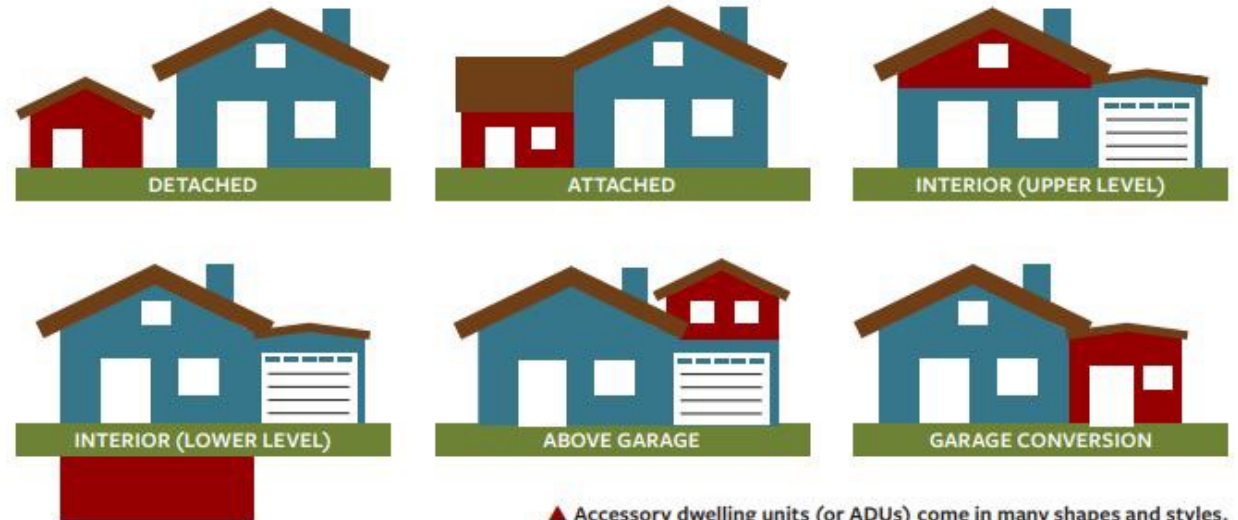
Attached: The unit is attached to the primary structure

Converted Existing Space (e.g., master bedroom, attached garage, storage area, or similar use, or an accessory structure)

Junior Accessory Dwelling Unit (JADU): A specific type of conversion within an existing single-family residence

# Typical ADU Configuration

- Detached
- Attached to side or rear
- Above garage
- Converted garage
- Create 2<sup>nd</sup> floor of home





## **Who can have an ADU?**

Homeowners can!



## **State Law & Development Standards**

# State Impacted Development Standards

Zoning  
districts

Density

Size Limits

Parking

# State Impacted Development Standards

## Setbacks

- Generally, 4 ft. from side or rear property lines

## Height

- None, but local rules must allow at least 16 ft.

## Bedrooms

- No limit, although local rule may require additional standards(ie. Parking)

# Ready to start? Wait, what about fees?

Potential costs  
and fees

No impact fees for  
ADUs under 750 sf

Larger unit may  
require fee  
proportional to  
primary home

Building Permit  
Fees still  
applicable

- For example, an ADU half the size of the primary dwelling would pay 50% of the required fees





# Local Rules for Tri-City area



# Newark Specific Standards

Design Review

Number of ADU's Allowed

Maximum Square Footage

Maximum Height

Parking

Impact Fees

# Newark Development Standards

- Design Review
  - Only when visible from ROW
    - Ex. On a corner lot or part of primary home
- Number of Allowed
  - Allows 1 attached or detached
  - Also 1 JADU or garage conversion
- Maximum Square Footage
  - Lot < 10,000 sf: 1,000 sf ADU Allowed
  - Larger lots may have 1,200 sf ADU

# Newark Development Standards

- Maximum Height
  - 16 feet for detached
  - Attached ADU's per Zoning District
- Parking
  - None per State exemptions
  - 1 space per unit otherwise
- Impact Fees
  - None for units under 750 sf
  - Above 750 sf, proportional approach



Number and Use of ADUs

Maximum Square Footage

Setbacks

Other Standards...

Permit Process

Simplifying the Process

# Fremont Specific Standards



# Number & Use of ADUs

- One ADU and one JADU per single-family lot
- You may rent out either an ADU or a JADU, but a JADU requires owner occupancy in one unit
- Short-term rental is prohibited

# Maximum Square Footage

- 1,000 sf maximum on lots < 10,000 sqft
- 1,200 sf maximum on lots > 10,000 sqft
  
- ADUs over 800 square feet must comply with maximum 40% lot coverage requirement

# Setbacks

- **Front setback:** Same as primary dwelling\*
- **Side or rear yard setback:** 4 feet
- **Separation from other structures:** Only as required by Building and Fire Codes

\*Can be waived under limited circumstances



# Other Standards...

- **Height:** 16 feet if detached; same as primary dwelling if attached
- **Parking:** If required, may be provided uncovered in an existing driveway
- **Design:** Must follow Citywide Design Rules

# Permit Process

## PART 1: GETTING STARTED



- Contact City staff
- Hire experienced professionals

## PART 2: PERMITTING



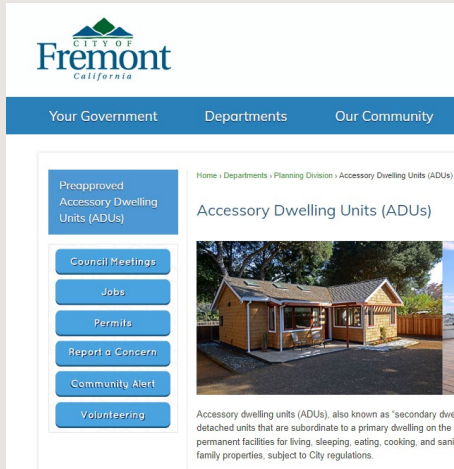
- Apply online
- Concurrent design review and building permit
- 10-15 business day review

## PART 3: UNDER CONSTRUCTION



- Schedule City inspections
- Obtain final occupancy

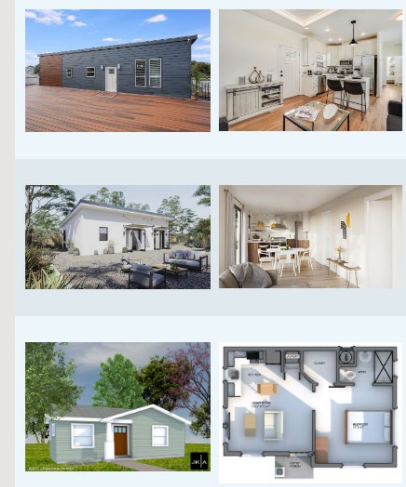
# Simplifying the ADU Process



Online  
Resources



No Impact Fees  
for Any ADU



Preapproved  
Designs

# Union City Specific Standards

Design Review

Maximum Square Footage

Setbacks

Parking

Design Standards

# Design Review

- No separate design review permit is required
  - Planning Reviews as part of Building Permit Review
- Note: required documents for building permit submittal provided on handout

# Maximum Square Footage

- 850 sf maximum (Studio and one-bedroom)
- 1000 sf maximum (two+ bedrooms)
- Note: lot coverage maximums apply to all ADUs over 800 square feet

# Setbacks

- Front setback: As established by the Zoning District\*
- Interior side or rear yard setback: 4 feet (with appropriate fire-rated construction)
- Corner/Street side setback: As established by the Zoning District\*
- Separation from other structures on the lot: 5 feet

\*Can be waived under limited circumstances

# Parking

- No additional Parking is required
  - Property owners can request to add an additional driveway parking spot
- No replacement parking required for garage conversions



# Design Standards

- A Minimum three-foot (3) covered main entry
- Exterior entrances can not be located on the same elevation as the primary unit.
- ADU must incorporate the same materials, colors, and style of the primary dwelling including roof materials, form, and pitch, eaves, windows, accents, and distinctive features.

# Questions/ Comments



## **City of Newark**

Planning Division

510-578-4330

[Planning@newark.org](mailto:Planning@newark.org)



## **City of Fremont**

Planning Division

510-494-4455

[Planinfo@fremont.gov](mailto:Planinfo@fremont.gov)



## **Union City**

Planning Division

510-675-5379

[Planning@unioncity.org](mailto:Planning@unioncity.org)