

CITY OF CAMPBELL
Community Development Department

ACCESSORY DWELLING UNIT (ADU) SUMMARY SHEET

- **Types of ADUs.** There are three types of ADUs: *Detached* (free-standing structures, including “garage conversions”); *Attached* (created as an addition to an existing home); and *Interior* (created within a new or existing home), as depicted below:



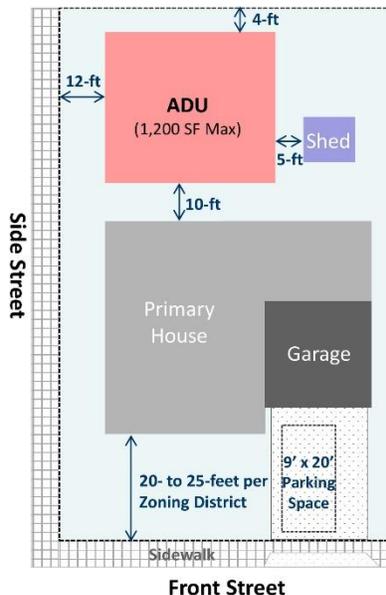
Attached

Detached

Interior

- **Zoning District.** ADUs are permitted in all residential zoning districts, including Planned Development (P-D) zoned areas that are designated by the Campbell General Plan as residential or mixed-use.
- **Placement.** Detached ADUs may be located in front of, to the side, or the rear of the primary home.
- **Minimum Lot Size.** There is no minimum lot size.
- **Maximum Unit Size.** A detached ADU may be up to 1,200 square-feet (SF), not including an attached garage. An attached/interior ADU may not exceed 50% of the primary home’s living area.
- **Bedrooms/Bathrooms.** All ADUs may include up to two bedrooms and two bathrooms. No other rooms or closets larger than 120 square feet are permitted unless they are entirely interior within the ADU without exterior walls.
- **Maximum Height.** Detached ADUs may not exceed the height of the primary home, except that a minimum allowable height of 16-feet is permitted. Attached and interior ADUs must comply with the height maximum applicable to the primary home.
- **Number of Stories.** Detached ADUs may be up to 2-stories (including above a garage) if the primary home is also 2-stories. Attached and interior ADUs may also be constructed or created as a second floor.
- **Privacy.** Balconies, second-story decks, and rooftop terraces are prohibited. All second-story windows less than eight feet from rear and interior-side property lines must be clerestory with the bottom of the glass at least six feet above the finished floor.

- **Floor Area Ratio/Lot Coverage/Open Space.** All ADUs must comply with the applicable Floor Area Ratio (FAR), Lot Coverage, and Open Space requirements, except to the extent necessary to allow an ADU no larger than 800 SF.
- **Parking.** Only newly-constructed detached ADUs must provide parking (1 space), unless an exception applies. A standard driveway satisfies this requirement.
- **Design Requirement.** Detached ADUs must incorporate the same materials, colors, and predominate roof form and pitch as the primary home if not entirely located behind the primary home. Attached and interior ADUs must also maintain the appearance of the primary home. An ADU created from a garage must include replacement of the garage door with appropriate architectural features.
- **Historic Properties.** Historically designated properties may only have interior ADUs and detached ADUs limited to one-story, 16-feet in height, located behind the primary home, and designed to match the primary home.
- **Setbacks/Separation.** The following setback and building separation requirements apply to newly constructed detached ADUs. Attached and interior ADUs are subject to the standards applicable to the primary home. Detached ADUs created by conversion of a garage or other accessory structure do not need to comply with setbacks.



Building Setbacks	
Front	Same as Primary Home
Interior Side	4 feet
Street Side	12 feet
Rear	4 feet
Building Separations	
Behind	10 feet
Front	10 feet
Side	5 feet

continued >

JUNIOR ADUs

- **Allowable Size.** Junior ADUs are small quasi-independent dwellings limited to 500 square-feet that are allowed *in addition* to an ADU.
- **Location.** A Junior ADU may be located within the primary home or within an ADU. However, if located within an ADU it must use one of the two bedrooms.
- **Entrance.** An independent exterior entrance is required.
- **Parking.** No additional parking is required.
- **Kitchen.** Only an “efficiency kitchen” is permitted within a Junior ADU. Specifically, a sink with a maximum waste line diameter of one and one-half inches and cooking appliances that do not require electrical service greater than 120 volts, or natural/propane gas.
- **Bathrooms.** The bathroom may be shared with the primary home or ADU, or the Junior ADU may have its own bathroom which would count against the 500 square-foot maximum size.

Answers to Common ADU Questions

1. **Do I have to live on the property?** No. Owners are no longer required to reside on the property. All living units may be rented out at the same time.
2. **Can I rent the ADU separately from the main home?** Yes.
3. **Can I Airbnb my ADU?** Short-term rentals such as Airbnb and VRBO are not allowed in the City of Campbell.
4. **Do I have to pay a park fee?** Payment of a park fee is only due if your ADU is 750 SF or greater. The fee is charged proportionately in relation to the fee for a primary home but will not exceed \$7,771. To calculate your fee:

$$\$24,480 \div \text{Primary Home Sq. Ft.} = \$/\text{Sq. Ft.} \times \text{ADU Sq. Ft.} = \text{Fee Due (not to exceed } \$7,771).$$
5. **Can I create an ADU in my townhome?** No. ADUs are only allowed on properties developed with a single-family home, duplex, triplex, four-plex, or apartment building.
6. **What are the exceptions to the parking requirement?** Parking is not required for a detached ADU if it is a studio (no separate bedroom) or if your property is within a walkable half-mile of a bus stop or light-rail station, or located within the Alice Avenue Historic District.
7. **How do I figure out how large my attached or interior ADU can be?** The ADU may not exceed 50% of the primary home’s living area. This means that there is a 2-1 relationship between the primary home and the ADU. Therefore, for an existing home, divide the living area by three; this is how large your ADU may be. For example:

An ADU created from a 3,000 SF (living area) home may not be larger than 1,000 SF (1,000 SF = 50% of the remaining 2,000 SF of the primary home’s living area).
8. **Can I construct a new house and an ADU at the same time?** Yes. However, a detached ADU requires a separate building permit. Additionally, a Certificate of Occupancy will not be granted for the ADU until the new house is completed.
9. **Do I have to install fire sprinklers?** Fire sprinklers are required if (1) your primary home has fire sprinklers, (2) the furthest corner of the ADU is located more than 200-feet from the public street, or (3) construction of an attached ADU is part of a remodel of the existing home that triggers a determination of a [“New House Using Portions of the Existing Structure.”](#)
10. **Will my property taxes increase if I build an ADU?** Yes. Under Proposition 13 the County Assessor will appraise the new construction at fair market value. Learn more at sccassessor.org.
11. **Can I sell the ADU separately from my home?** No.
12. **Can the ADU have separate utilities?** No. The ADU must share the utilities with the primary home. However, you may install a private electrical subpanel to the ADU.
13. **How much is the building permit fee for an ADU?** Fees vary depending on the size of the ADU, typically ranging from \$2,500 for a simple garage conversion to \$7,000 for construction of a 1,200 detached ADU. Please contact the Building Division at (408) 866-2130 to ask for an estimate.
14. **How long does it take to get a permit?** The typical review period before a permit may be issued is 4-8 weeks.
15. **Can my HOA prevent me from building an ADU?** No. An HOA may only apply “reasonable restrictions.”
16. **Can I legalize an unpermitted ADU?** Yes, if it can be made to satisfy all current requirements.
17. **If I convert my garage to an ADU do I need to replace the parking?** No. Replacement parking is not required.
18. **How many ADUs and Junior ADUs may I have?** One ADU and one Junior ADU are allowed per single-family residential property.

FOR MORE INFORMATION
 Campbell Planning Division
 (408) 866-2140 | planning@campbellca.gov