



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

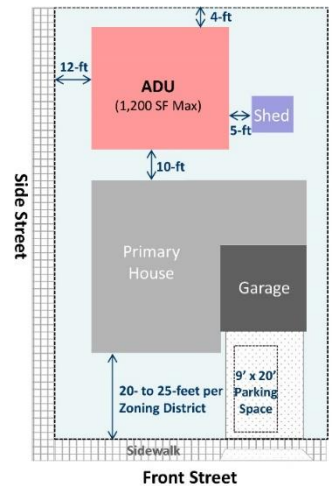
Detached

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.
- **Allowable Rooms:** An ADU shall contain no more than one kitchen facility, and no more than one living room.
- **Maximum Height.** Detached ADUs may not exceed the height of the primary home, except that a minimum allowable height of 18-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 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 at least six feet above the finished floor.
- **Parking.** No additional parking spaces are required for the creation of an ADU/JADU. Existing parking spaces lost to the creation of an ADU/JADU are not required to be replaced.

- **Design Requirement.** The design of the detached accessory dwelling unit shall maintain the appearance of the primary dwelling unit. 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, 18-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



Statewide Exemption ADUs:

An ADU no larger than 800 SF in floor area, inclusive of garage area, with rear and interior side setbacks of no less than 4 feet, and a height not exceeding 18-feet, is exempt from the otherwise required (1) front-yard setback, (2) building separation, (3) floor area ratio, (4) lot coverage, (5) open space, and (6) design requirements.

JUNIOR ADUs (JADU)

- **Allowable Size.** JADUs are small quasi-independent dwellings limited to 500 square-feet that are allowed *in addition* to an ADU.
- **Floor Area Ratio/Lot Coverage/Open Space.** JADUs are subject to the floor area ratio, lot coverage, and open space per the applicable zoning district or area plan.
- **Location.** A JADU may be located within the primary home or within an ADU.
- **Parking.** No additional parking is required.
- **Entrance.** A JADU shall provide an independent exterior entrance. A JADU shall also provide an interior entry into the main living area if the JADU does not provide its own independent bathroom.
- **Kitchen.** The JADU shall contain a kitchen or an efficiency kitchen (sink, counter, cabinet, and GFCI plugs, see [Junior Accessory Dwelling Unit Development Standards](#)).
- **Bathrooms.** The bathroom may be shared with the primary home or ADU, or the JADU may have its own independent bathroom.

Answers to Common ADU Questions

1. **Do I have to live on the property?** If the property has a JADU the property owner shall be required to reside in either the JADU or the primary dwelling unit.
2. **Can I rent the ADU/JADU separately from the main home?** Yes.
3. **Can I sell the ADU separately from my home?** No.
4. **Can the ADU have separate utility meters?** Yes.
5. **Can I Airbnb my ADU?** Short-term rentals such as Airbnb and VRBO are not allowed in the City of Campbell.
6. **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 \$8,159. To calculate your fee:

$$\$27,800 \div \text{Primary Home Sq. Ft.} = \$/\text{Sq. Ft.} \times \text{ADU Sq. Ft.} = \text{Fee Due (not to exceed \$8,159)}$$
7. **Can I create an ADU in my townhome?** Yes. Townhomes are treated as single-family homes.
8. **What are the exceptions to the parking requirement?** New parking or replacement parking is not required when creating/converting to an ADU/JADU.
9. **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 with a minimum allowable living area of 850 square feet. 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).
10. **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.
11. **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."](#)
12. **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.
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 \$14,000 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 ADU application is approved ministerially and shall be reviewed within sixty days of submittal of a complete building permit application.
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.

Discover helpful resources to begin your ADU journey: [Santa Clara County ADU](#)