



*Town of Yountville*

*"The Heart of the Napa Valley"*

### **Accessory Dwelling Units**

An Accessory Dwelling Unit (ADU) — also known as a granny unit or a second dwelling — is an attached or detached accessory dwelling unit located on the same lot as a Single-Family Residence (SFR). An ADU provides independent living for one or more people, including permanent facilities for living, sleeping, eating, cooking, and sanitation.

ADUs are allowed in Yountville. When an ADU is constructed either as a new detached accessory structure or as an addition to an existing SFR or existing accessory structure, there are limits on the maximum size of the ADU. Maximum size is based on both the size of the primary dwelling and the number of bedrooms in the ADU, as well as whether the ADU is “attached” or “detached”. Refer to the table below to see how large of an ADU you might be able to build on your lot.

<b>Attached ADUs</b>			
<b>A primary dwelling of the following size:</b>	<1,600 square feet	Between 1,600 and 2,000 square feet	>2,000 square feet
<b>Allows a studio or one-bedroom ADU of the following size:</b>	Up to 800 square feet	Unit size is assessed at 50% of the size of the primary dwelling, resulting in a sliding scale of between 850 and 1,000 square feet	Unit size is assessed at 50% of the size of the primary dwelling, resulting in a sliding scale of at least 1,000 square feet
<b>And allows a two-bedroom or greater ADU of the following size:</b>	Up to 800 square feet	Up to 1,000 square feet	Unit size is assessed at 50% of the size of the primary dwelling, resulting in a sliding scale of at least 1000 square feet



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<b>Detached ADUs</b>			
<b>A primary dwelling of the following size:</b>	<1,600 square feet	Between 1,600 and 2,000 square feet	>2,000 square feet
<b>Allows a studio or one-bedroom ADU of the following size:</b>	At least 800 square feet, up to 1,200 square feet	At least 800 square feet, up to 1,200 square feet	At least 800 square feet, up to 1,200 square feet
<b>And allows a two-bedroom or greater ADU of the following size:</b>	At least 800 square feet, up to 1,200 square feet	At least 800 square feet, up to 1,200 square feet	At least 800 square feet, up to 1,200 square feet

For more information on the Town's rules or how to apply for a permit, please contact the Planning & Building Department at (707) 944-8851.