

Humboldt County Accessory Dwelling Unit (ADU) Standards

STANDARDS	
Zones allowed	Zones that allow single or multifamily uses
Min/Max ADU Size	<p>Minimum: none</p> <p>Maximum: 1,200 square feet (you can build one larger with a Special Permit). ADUs in AE lots 40 acres or greater do not have a maximum size.</p> <p>JADUs</p> <ul style="list-style-type: none"> • Maximum: 500 square feet • Has separate exterior access • May be above a garage <p>JADU or ADU within structure: may include an expansion of no more than 150 square feet beyond the existing structure.</p> <p>Multifamily: Two detached ADUs are allowed, and you can convert up to 25 percent of the existing unit total to ADUs if it is non-living space (example: a 4-unit building could convert existing storage space into 1 ADU).</p>
Minimum lot size	None
Lot or location restrictions	<ul style="list-style-type: none"> • Lot Coverage: Total floor area to not exceed 1,200 sq. ft. (size unrestricted in AE lots 40 acres or greater) • Restrictions: not to exceed 50% of the area of the existing primary residence or 1,200 square feet without a Special Permit
ADU building height	16 ft height (or 26 feet tall on larger residentially zoned lots)
Setbacks	4 ft side and rear yard setbacks
Parking requirements	<p>1 parking space required per ADU and can be provided in tandem on a driveway. No parking required if:</p> <ul style="list-style-type: none"> • within a ½ mile walking distance to transit or architecturally and historic district • part of proposed or existing primary residence, and on street parking permits are required but not offered to the occupant of the ADU • there is a car share vehicle located within one block of the ADU • in Housing Opportunity zones, for ADUs less than 1,000 square feet •
Owner occupancy	Owners are required to live on the property for JADUs but not for ADUs.

Other requirements	<ul style="list-style-type: none"> • An ADU shall not be sold separately from the principal dwellings • The ADU shall not be rented for periods of 30 days or less. • If the ADU is in a State Responsibility Fire Area then it is subject to a different building code (Section R337 of the building code applies)
Fees	<p>Jurisdictions cannot charge impact fees—pays for things like roads and parks—for ADUs under 750 square feet and must charge reduced fees for larger ones. Water or sewer providers are also not allowed to charge connection fees for existing space converting to an ADU. Typical fees include:</p> <ul style="list-style-type: none"> • ADUs: Application Fee Planning Fee Use Permit (if required) Building Permit (minor addition) Building Permit (major addition) • JADUs: Application Fee Planning Fee Building Permit
Process	<p>Complete applications reviewed by City within 60 days per State law if there is an existing single-family or multifamily dwelling on the lot. Building permit shall be ministerially approved.</p>
Exceptions	<ul style="list-style-type: none"> • Moveable Tiny Homes <ul style="list-style-type: none"> ○ Tiny Homes (as defined in the County Code) may qualify as ADUs if they comply with all the requirements for detached ADUs and additional standards that regulate tiny homes. • Within Coastal Zone regulations: <ul style="list-style-type: none"> ○ ADUs within the coastal zone (RS and RA zones) may be permitted with a Coastal Development Permit. • ADU Special Permit Areas: <ul style="list-style-type: none"> ○ Mapped areas: <ul style="list-style-type: none"> ▪ Outside a Fire Protection District ▪ Airport incompatibility, permit may not be issued if the ADU exceeds the density limit in an airport zone ▪ Areas of active or historic landslides, liquefaction ▪ Flood and tsunami hazards ▪ Proximity to toxic cleanup sites ○ ADU may be allowed with special permit if parcel within the mapped ADU Special Permit Area if substantial evidence shows that the health and safety conditions do not apply to the site. ○ Any owner of an existing ADU built before the effective day of the ordinance who receives notice of a building code violation may request a 5-year delay in enforcement.
Contact Information	<p>Humboldt County Planning and Building: (707) 445-7245</p>
Website Link	<p>https://humboldt.gov/153/Building-Inspection or www.humboldtadu.org</p>
ADU Ordinance Link	<p>https://humboldt.county.codes/Code/314-69</p>