

CITY OF BERKELEY LAND USE PLANNING
ADU INFO SHEET ALL OTHER DISTRICTS THAT PERMIT RESIDENTIAL USE

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Planning and Development
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FOR LOTS IN ALL DISTRICTS THAT PERMIT RESIDENTIAL USE, EXCEPT R-1H, R-2H, R-2AH, AND ES-R.

GENERAL INFORMATION

An Accessory Dwelling Unit (ADU) is an attached or detached secondary dwelling unit that contains permanent places for living, sleeping, and cooking. The minimum size of an ADU is 150 square feet.

A Junior Accessory Dwelling Unit (JADU) is a secondary unit that is contained within the habitable floor area of a single-family dwelling. It may share a bathroom with the primary dwelling unit.

ADU and JADU applications are allowed with an approved building permit, and are not subject to discretionary review. They must meet all applicable codes, including the objective standards in the zoning code.

This handout offers general guidelines effective January 1, 2023, and is not intended to be comprehensive.

MORE INFORMATION

[Berkeley Webpage](#)

ADU ZONING CODE

[CHAPTER 23.306](#)

CALIFORNIA GOVERNMENT CODE

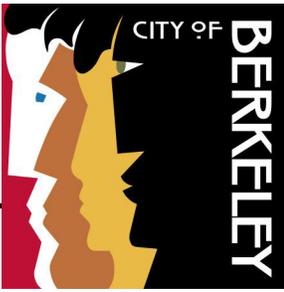
[§65852.2, §65852.22](#)

PROPERTY LOOKUP MAP

[GIS PORTAL](#)

| Type | One Single-Family Dwelling | | More than one Single-Family Dwelling or Group Living Accommodation ¹ | Duplex or Multi-Family ¹ | |
|---------------------------------------|---|--|---|---|--|
| | JADU | ADU | ADU | Conversion ADU | Detached ADU |
| Max. # Permitted per Parcel | 1 | 1 | 1 | 25% of the # of dwelling units, round to the nearest whole number | 2 |
| Max. Unit Size | 500 sq ft | <ul style="list-style-type: none"> 850 for studio or 1br, or 1,000 sq ft for 2+ br | | N/A | <ul style="list-style-type: none"> 850 for studio or 1br, or 1,000 sq ft for 2+ br |
| Max. Height | Same as existing structure | <ul style="list-style-type: none"> Conversion: Same as existing structure New construction detached: 20 ft New construction attached: 25 ft | | Same as existing structure | 20 ft |
| Min. Front Setback ² | N/A | Same as underlying district | | N/A | Same as underlying district |
| Min. Rear & Side Setback ³ | N/A | Additions, new construction: 4 ft | | N/A | Additions, new construction: 4 ft |
| Parking | No parking required for JADU/ADU | | | | |
| Architectural Projections | Chimneys, Water Heater Enclosures, Flues, Heating and Cooling Equipment, Eaves, Cornices, Canopies, Awnings may project 2 feet into the required setbacks, so long as there remains at least a 2 ft setback from property line. Bay windows and balconies are not allowed to project into a required setback. | | | | |
| Balconies/ Decks | Location and design must comply with regulations in BMC Section 23.304.050.B | | | | |
| Entrance | Exterior or independent entrance required | | | | |
| Kitchen ⁴ | Efficiency | Full | | | |
| Bathroom | Located either within JADU or shared with single-family dwelling. ⁵ | Must be located in ADU | | | |

1 JADU not allowed.
 2 If the front setback would physically preclude construction of a statewide exemption ADU, a waiver may be submitted prior to or with building permit application (minimum size: 800 sq ft, 16 ft height, 4 ft side and rear setbacks).
 3 If there is a lesser setback allowed for a comparable Accessory Building or Accessory Structure in the underlying zoning district, that setback shall apply.
 4 Efficiency kitchen must include: 1) Sink; 2) Appliances (e.g. microwave, toaster, oven, hot plate); 3) Food preparation counter space and cabinets; and 4) Working refrigerator. Full kitchen must include: 1) Sink; 2) Refrigerator at least 10 cubic feet in size; and 3) Either a cooktop and an oven, or a range.
 5 If bathroom is not located in the JADU, internal connection between the JADU and main living area of the primary dwelling is required.



CITY OF BERKELEY LAND USE PLANNING

ADU INFO SHEET - HILLSIDE OVERLAY*

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***FOR LOTS ZONED:**

R-1H, R-2H, R-2AH, AND ES-R ONLY

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MORE INFORMATION

[Berkeley Webpage](#)

ADU ZONING CODE

CHAPTERS 23.306 & 12.99

CALIFORNIA GOVERNMENT CODE

§65852.2, §65852.22

PROPERTY LOOKUP MAP

[GIS PORTAL](#)

| Type | One Single-Family Dwelling | | More than one Single-Family Dwelling or Group Living Accommodation ¹ | Duplex or Multi-Family ¹ | |
|---------------------------------------|---|--|---|-------------------------------------|--|
| | JADU | ADU | ADU | Conversion ADU | Detached ADU |
| Max. # Permitted per Parcel | Either 1 JADU or 1 ADU | | 1 | 1 | |
| Max. Unit Size | 500 sq ft | 800 sq ft | | | |
| Max. Height | Same as existing structure. | <ul style="list-style-type: none"> Conversion: Same as existing structure. New construction detached: <ul style="list-style-type: none"> 16 ft, or 18 ft within 0.5 mile of a major transit stop or high-quality transit corridor^{2,3} New construction attached: 25 ft | | Same as existing structure. | <ul style="list-style-type: none"> 16 ft, or 18 ft within 0.5 mile of a major transit stop or high-quality transit corridor^{2,3} 18 ft on a lot with an existing or proposed multi-story duplex or multi-family building |
| Min. Front Setback ⁴ | N/A | Same as underlying district | | N/A | Same as underlying district |
| Min. Rear & Side Setback ⁵ | N/A | Additions, new construction: 4 ft | | N/A | Additions, new construction: 4 ft |
| Parking | The lesser of 1 space per bedroom or ADU ⁶ | | | | |
| Architectural Projections | Not permitted | | | | |
| Balconies/ Decks | Roofs may not be designed, converted, or used as usable open space | | | | |
| Entrance | Exterior or independent entrance required | | | | |
| Kitchen ⁷ | Efficiency | Full | | | |
| Bathroom | Located either within JADU or shared with single-family dwelling ⁸ | Must be located in ADU | | | |

1 JADU not allowed.
 2 Per [California Public Resources Code Section 21155](#).
 3 Up to 20 ft to accommodate roof pitch aligned with primary dwelling unit.
 4 If the front setback would physically preclude construction of a statewide exemption ADU, a waiver may be submitted prior to or with building permit application (minimum size: 800 sq ft, 16 ft height, 4 ft side and rear setbacks).
 5 If there is a lesser setback allowed for a comparable Accessory Building or Accessory Structure in the underlying zoning district, that setback shall apply.
 6 No parking required if located within a 0.5 miles walking distance of public transit (per subdivision (d) of [California Government Code section 65852](#)).
 7 Efficiency kitchen must include: 1) Sink; 2) Appliances (e.g. microwave, toaster, oven, hot plate); 3) Food preparation counter space and cabinets; and 4) Working refrigerator. Full kitchen must include: 1) Sink; 2) Refrigerator at least 10 cubic feet in size; and 3) Either a cooktop and an oven, or a range.
 8 If bathroom is not located in the JADU, internal connection between the JADU and main living area of the primary dwelling is required.