



What is an Accessory Dwelling Unit (ADU)?

An ADU is a residential unit located on the same lot as a residential structure. These self-contained homes typically have their own entrance, a full kitchen and bath, as well as living and sleeping spaces. ADUs are typically on a smaller scale than the primary residential structure. There are generally three types of ADUs as listed below:

Detached ADU: This is a stand-alone unit that is separated from the main residential structure. This type of ADU is usually a smaller structure and can be located in the backyard.

Attached ADU: This is a unit that is connected to the main house. These units frequently have a separate entrance on the side or back of the house.

Junior ADU: This is a small living unit contained entirely within the primary dwelling unit that does not exceed more than 500 square feet. A Junior ADU (JADU) must include a fully equipped kitchen and separate entrance.

What fees are due with an ADU application?

ADUs that add new square footage to the property will require capacity fees. Additional permitting and inspection fees may also apply, depending on how the ADU's sewer system is connected to the District's main sanitary sewer. Each ADU is considered to be 0.54 of an Equivalent Residential Unit (ERU) for every 1,000 square feet of living space. Current and future capacity fee rates for ADUs are listed on the [Sewer Permits](#) page of our website.

How can an ADU be connected to an existing sewer?

The District does not require a new "direct" connection from the ADU to the main sanitary sewer; the District will allow a branch line from the existing sanitary sewer lateral serving the existing residence. Where appropriate and permissible, connection to the sanitary sewer lateral can be within the footprint of the residential structure.

However, if a property owner chooses to split their parcel under Senate Bill 9 (SB9) in a manner that creates a lot line between the ADU and the main residential structure (effectively placing the ADU on a separate legal parcel), the ADU will be reclassified as a Single-Family Dwelling and, pursuant to the California Plumbing Code, require a separate and independent connection to the Delta Diablo main sanitary sewer line.

The following page depicts permissible connection points for ADUs.

ACCESSORY DWELLING UNIT CONNECTIONS TO DELTA DIABLO MAIN

