

Napa Municipal Code							
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CITY OF NAPA MUNICIPAL CODE							
Title 17 ZONING							
Chapter 17.52 SITE AND USE REGULATIONS							

17.52.015 Accessory second units (ASU).

Each accessory second unit (ASU) shall be subject to the administrative permit requirements, as set forth in Chapter 17.58, and subject to compliance with the standards set forth in this Section 17.52.015. ASUs are exempt from General Plan density requirements and lot coverage percentages.

A. Construction and Lot Line Setback Standards for ASU.

1. Coverage and Floor Area. The floor area of each ASU placed in a side yard shall not exceed 50% of the area of the side yard. The floor area of each ASU placed in a rear yard shall not exceed 50% of the area of the rear yard. There is a maximum of two bedrooms per ASU. The maximum ASU floor area is based on lot size as follows:

Lot Size	Maximum ASU Floor Area*
Less than 7,000 square feet	650 square feet
7,000 to 10,000 square feet	700 square feet
10,001 to 20,000 square feet	800 square feet
Greater than 20,000 square feet	900 square feet

* Upon application from an applicant, the Planning Commission may issue a use permit for an ASU that exceeds the floor area limits identified above, provided that the applicant complies with all other requirements of this section, and the Planning Commission makes the findings set forth in Chapter 17.60.

2. Height. No ASU shall exceed 15 feet in height. However: (a) the Community Development Director may grant an exception for an increase in height for an ASU up to 18 feet, in accordance with Chapter 17.56 (see Section 17.56.020); and (b) added height up to the limit allowed for the principal dwelling unit within the underlying Zoning District may be granted with a use permit approved by the Planning Commission in accordance with the requirements of Chapter 17.60.

3. Side/Rear Yards. Each detached ASU must be set back no less than five feet from the adjacent interior side lot line, and no less than five feet from the rear lot line. Each attached ASU must comply with the setback requirements in the underlying zoning district for the principal dwelling unit.

4. Front and Side Setback. Each ASU must comply with the front setback and side setback requirements that apply to the principal dwelling unit within the underlying zoning district.

5. Setback Requirement From Alley Lot Lines. An ASU may have a zero foot setback from an alley lot line.

6. One ASU is permitted per single-family lot. ASUs are not permitted on duplex, triplex, or apartment lots.

7. Existing Principal Dwelling Unit. A single-family dwelling must exist as the principal dwelling unit on the lot, or it shall be constructed prior to or concurrently with the ASU.

8. No ASU shall be used for transient occupancy, as defined by Section 17.06.030.

B. Parking.

1. Each ASU shall have a minimum of one parking space per bedroom. For parking purposes, each studio ASU shall be considered a one-bedroom ASU. Parking spaces may be covered or uncovered.
 2. Each required parking space shall be provided on-site; unless, upon application by an applicant, the Director determines that adequate street frontage is available (20-foot minimum per parking space). Parking may be provided on a paved surface in the front setback.
- C. Conversion of Existing Structure to an Accessory Second Unit.
1. Upon application from an applicant, the Director may issue an administrative permit to convert an accessory structure to an ASU, if: (a) the accessory structure was built prior to June 3, 2016; (b) the ASU is set back no less than three feet from the adjacent interior side lot line, and no less than three feet from the rear lot line; and (c) the ASU complies with all other requirements of this section.
 2. Upon application from an applicant, the Planning Commission may issue a use permit to convert an accessory structure to an ASU, if: (a) the accessory structure was built prior to June 3, 2016; (b) the ASU is less than three feet from the adjacent interior side lot line, or less than three feet from the rear lot line; and (c) the applicant complies with all requirements of this section, and the Planning Commission makes the findings set forth in Chapter 17.60.
- D. Design Standards.
1. Building materials and colors shall be compatible with and complement the principal dwelling unit.
 2. The entrance to the ASU shall be designed and placed so as to mitigate potential impacts on the privacy of neighbors. The entrance to the ASU must be placed at least six feet from the adjacent interior lot line, and at least six feet from the rear lot line. The entrance to the ASU may not face the nearest of the two adjacent interior lot lines, and must face either: (a) the front lot line; (b) the principal dwelling unit; (c) the rear lot line; or (d) the more distant of the two adjacent interior lot lines.
 3. Windows which face an adjoining residential property shall be designed to mitigate potential impacts on the privacy of neighbors; alternatively, fencing or landscaping shall be required to provide screening.
 4. A paved walkway shall be provided from the street to the entrance of the ASU.
 5. No ASU shall have a second story unless the applicant applies for and obtains a use permit, approved by the Planning Commission, per Chapter 17.60.
 6. Any ASU that involves work on a historic resource must comply with the requirements of the Historic Preservation Ordinance (See Chapter 15.52, and Section 15.52.070). (O2016-6, 5/3/16)

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