

# NAPA COUNTY ADU RULES AND INFORMATION

Updated 1/20/26

## ADU CONTACTS:

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County's ADU website

➤➤➤ [Napa County ADU Website](#)

County's ADU ordinance

➤➤➤ [Napa County ADU Zoning Ordinance](#)

| CRITERIA           | DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zones Permitted    | All residential districts (RS, RC, RM), Agricultural Watershed (AW), Agricultural Preserve (AP), and Planned Development (PD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Max ADU size       | The maximum size for an accessory dwelling unit shall not exceed 1,200 square feet. JADU: 500 square feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ADU Building Info  | Maximum Height: 16 feet. If the ADU is 800 square feet or less: 18 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Setbacks           | 4 feet on the side and rear; the front setback is the same as the underlying zoning. Attached: the same as the underlying zoning. The side and rear setbacks are sufficient for fire and safety.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Owner Occupancy    | Owners can rent out both the primary dwelling and the ADU. Owner-occupancy is currently required by the code for single-family residences that permit a JADU. This law has changed; as of 1/1/26, both the main house and JADU can be rented if the JADU has its own bathroom. JADUs, minimal 30 day rental period.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Utilities          | Accessory dwelling units may be separately metered, and all Junior accessory dwelling units are exempt from any requirement to install a new or separate utility connection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Parking Needed     | Accessory dwelling units shall have one parking space per unit. Parking is not required for a JADU.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Process            | All reviews of accessory dwelling units and junior accessory dwelling units shall be ministerial. Approved through a building permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Recent Permit Fees | Chart of sample ADU fees available for Napa County: <a href="#">Napa County ADU Fee Estimator</a><br>Building: Fee based on project valuation, Impact Fees: School<br>Water: Most projects on private well Sewer: Most projects on private septic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Other Requirements | An accessory dwelling unit shall have a separate entrance from the primary dwelling unit. Short-term rental of an ADU or a JADU for less than 30 days is prohibited.<br>JADUs: Before issuance of a certificate of occupancy, the owner shall record a covenant which shall run with the land and provide for the following: A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family principal dwelling<br>Accessory dwelling units shall not be considered new residential uses for the purposes of calculating any connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit is constructed with a new single-family dwelling. |

ALSO SEE General ADU Requirements for the State of California

CAVEAT: USE ONLY AS A GUIDE, CITY OF NAPA REGULATIONS FOR ADUs CAN CHANGE