

# CITY OF ST HELENA ADU RULES AND INFORMATION

Updated 1/20/26

## ADU CONTACTS:

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[St Helena Zoning Code](#)

[St Helena Zoning Code PDF](#)

[St Helena ADU Website](#)

[St Helena ADU Zoning Ordinance](#)

[St Helena Building Application Guidelines](#)

[St Helena ADU approved plans gallery](#)

| CRITERIA           | DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zones Permitted    | All residential single family zones. In multi-family zones, a mixed-use zone. JADU in residential zones only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| MIN/Max ADU size   | Studio or 1 bedroom ADU 850 SF. Greater than 1 bedroom, maximum 1,00 SF. JADU 150/500 SF.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| ADU Building Info  | Maximum height for detached ADUs is 16 feet. If an ADU is built on a lot within one-half mile of a major transit stop or a high-quality transit corridor, it may be built up to 18 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Setbacks           | Front yard setback—Consistent with applicable setback regulations. Side yard setback—four feet. Rear yard setback—four feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Owner Occupancy    | No owner occupancy for either the primary residence or the ADU. Owner-occupancy is required for 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          | If an ADU is constructed with a new single-family home, a separate utility connection directly between the ADU and the utility and payment of the regular connection fee and capacity charge for a new dwelling are required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Parking Needed     | Generally one per ADU. Exceptions apply when close to public transportation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Process            | Must submit completed plans and need a building permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Recent Permit Fees | <a href="#">St Helena Master building permit fee schedule</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Other Requirements | No ADU subject to this subsection F may cause the total lot coverage of the lot to exceed the maximum lot coverage for the zoning district in - 10 - which the ADU is proposed as established.<br>Short-term rental of an ADU or a JADU for less than 30 days is prohibited.<br>Must provide the community development director with an estimate of the projected annualized rent that will be charged for the ADU or JADU. Within ninety (90) days after each January 1 following issuance of the building permit, the owner must report the actual rent charged for the ADU or JADU during the prior year.<br>If the ADU or JADU will connect to an on-site water-treatment system, the owner must include with the application a percolation test completed within the last five years. |

ALSO SEE General ADU Requirements for the State of California

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