

CITY OF NAPA ADU RULES AND INFORMATION

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City’s ADU website

»»» [City of Napa ADU Website](#)

City’s ADU Guide

»»» [ADU How To Permit Guide](#)

City’s ADU Code

»»» [City of Napa ADU Zoning Code](#)

City of Napa Handout

»»» [City of Napa ADU Process Handout](#)

CRITERIA	DETAILS
Zones Permitted	All zones that allow for residential uses and shall include a proposed or existing single-family or multi-family primary dwelling.
MIN/Max ADU size	Maximum size of a new ADU, 1,200 square feet, conversions on a case-by-case basis JADU, 500 square feet.
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. Conversion of existing structures may have reduced setbacks.
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	A new or separate utility connection may be required for all detached, attached ADUs. New or separate utility connections are not necessary for ADUs built within the existing structure.
Parking Needed	One parking space per ADU is required to be provided on-site. However, no additional parking is required when the ADU is located within a half mile of a public transit stop, within a designated historic district, or within a block of car-sharing facilities.
Process	Each accessory dwelling unit or junior accessory dwelling unit shall require an accessory dwelling unit building permit or junior accessory dwelling unit building permit from the city.
Recent Permit Fees	For a sample of 2022 permitting fees, see City of Napa ADU Handout above
Other Requirements	JADUs are subject to ministerial review by the Community Development Department. A JADU cannot be created as a direct result of a building addition. A JADU does not require additional parking facilities. A deed restriction shall be necessary so that future owners of the property are aware of the owner-occupancy requirements. This law has changed. Short-term rental of an ADU or a JADU for less than 30 days is prohibited. Soil reports may be required.

ALSO SEE General ADU Requirements for the State of California

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