

TOWN OF YOUNTVILLE ADU RULES AND INFORMATION

Updated 1/20/26

ADU CONTACTS:

Eryn Ebach eebach@yville.com

Aaron Hecock ahecock@yville.com

Town's ADU website

»»» [Yountville ADU Website](#)

Town's ADU ordinance

»»» [Yountville ADU Zoning Ordinance](#)

Town's ADU handout

»»» [Yountville ADU Handout](#)

CRITERIA	DETAILS
Zones Permitted	A (Agriculture), RS (Single-Family Residential), RM (Mixed Residential), H (Old Town Historic), MPR (Master Planned Residential), and PD (Planned Development).
MIN/Max ADU size	The maximum size of the floor area of an accessory dwelling unit shall not exceed 850 square feet or, if the accessory dwelling unit provides more than one bedroom, 1,000 square feet. JADU: 220/500 square feet.
ADU Building Info	ADU Building Height: Detached: Detached ADUs are generally limited to 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 in Division 2 of Title 17. Side yard setback—four feet. Rear yard setback—four feet.
Owner Occupancy	Owners can build and rent both the primary dwelling and the ADU. As of 1/1/26, both the main house and JADU can be rented, minimum 30 days, if the JADU has its own bathroom.
Utilities	A new or separate utility connection shall be required for all ADUs.
Parking Needed	One screened off-street parking space shall be provided for each accessory dwelling unit. Surface parking may encroach up to 15 feet into the rear setback. The additional on-site parking space required for the accessory dwelling unit may be provided by tandem parking.
Process	All proposed accessory dwelling units and junior accessory dwelling units are subject to review for compliance with the terms of this chapter by the Planning Officer, via a zoning clearance.
Recent Permit Fees	Yountville building fees
Other Requirements	The owner of a junior accessory dwelling unit shall sign a "Notice of Restrictions: Occupancy, Sale and Rental," which the Town will record with the County Recorder's office. A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers. The Rental Property Registration Program requires all residential rental properties, including ADUs, to obtain a permit. Short-term rental of an ADU or a JADU for less than 30 days is prohibited.

ALSO SEE General ADU Requirements for the State of California

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