

## WHAT DEFINES A JUNIOR UNIT?

- Located in an existing single-family dwelling
- Created within an existing, legal bedroom
- Maximum size of 500 sq. ft.
- Has an efficiency kitchen
- Has a separate exterior entrance
- Still has the interior door to the house
- Private or shared bathroom okay
- No extra parking required!
- May be rented, but no short-term rental is allowed.

## Sample Efficiency Kitchen



**Sonoma County now allows Junior Units in unincorporated areas of the county! These are small living units created within a bedroom in an existing house.**

**County of Sonoma**



# Junior Accessory Dwelling Units



***NEW!***



[www.sonoma-county.org/accessoryunits](http://www.sonoma-county.org/accessoryunits)

## Location

Junior accessory dwelling units are allowed within an existing single-family dwelling in the following zoning districts.

LIA (Land Intensive Agriculture)  
LEA (Land Extensive Agriculture)  
DA (Diverse Agriculture)  
RRD (Resources and Rural Development)  
TP (Timber Production)  
AR (Agricultural Residential)  
RR (Rural Residential)  
R1 (Low Density Residential)  
R2 (Medium Density Residential)  
R3 (High Density Residential)  
PC (Planned Community)  
CO (Administrative and Professional Office)  
C1 (Neighborhood Commercial)  
C2 (Retail Business and Service)  
C3 (General Commercial)  
LC (Limited Commercial)  
CR (Commercial Rural)  
AS (Agricultural Services)  
K (Recreation and Visitor-Serving Commercial)  
MP (Industrial Park)  
M1 (Limited Urban Industrial)  
M2 (Heavy Industrial)  
M3 (Limited Rural Industrial)



## Permits and Fees

- Most junior units are approved over the counter with just a building permit.
- Junior units are not separate dwelling units and don't require building or fire code upgrades or separate utility connections.
- Junior units don't pay impact fees, such as traffic and school fees.
- Junior units must be connected to a septic system or the sewer.



### Did you know?

**You can install connecting doors, like a hotel, to provide more security and reduce noise.**

## Use

- Junior units may be rented separately.
- Junior units may not be rented on a transient occupancy basis (less than 30 days), so they cannot be used as vacation rentals.
- The owner must live in the house or junior unit. This does not apply if the house is owned by a public agency, land trust, or non-profit housing organization.

### Did you know?

**You can have a junior unit and accessory unit on the same parcel.**



- A junior unit must be installed after construction of the single family dwelling.
- One junior unit is allowed per parcel.

### Quick Tip

**Consider putting the junior unit on a separate electrical circuit for convenience**