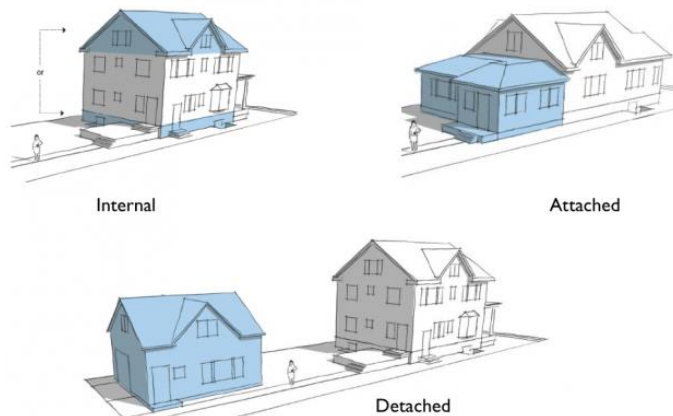


**THE CITY OF GONZALES WOULD LIKE YOU TO CONSIDER BUILDING AN ADDITIONAL RESIDENTIAL UNIT ON YOUR PROPERTY CALLED AN ‘ACCESSORY DWELLING UNIT’ (ADU). THESE ARE BUILT AS A SEPARATE UNIT OR ARE ATTACHED TO THE PRIMARY DWELLING.**

**What is an ADU?** ADUs are second units that are built on the same lot as a single-family home and can only be built in the Gonzales residential districts and not in commercial, industrial or mixed-use districts. ADUs can be built as separate, detached units, or as extensions or additions to an existing home. The adjacent graphic shows a variety of ADUs with one residence showing attic and basement as converted space.



Detached units are built in the back yard. Units attached to the primary dwelling could be in the back yard, or if space allows, in the side yard.

There is also the option to convert a garage space or build a second story to an existing garage. Anything you build will require a building permit and that means your plans will be evaluated to verify that construction will meet the minimum state construction standards. You can build a detached ADU of up to 1,200 sq. ft.. For an attached ADU the maximum square footage is limited to 50% of the primary house, and not to exceed 850 square feet. A separate parking space is not required but would be a valuable asset for you and your tenant.

**Why build a second unit?** ADUs add to the City’s housing supply and they benefit homeowners by allowing them to collect rental income. Because these units are small they will necessarily be low-cost housing.

**Getting a Permit to Build an ADU from the City of Gonzales.** Building permits can be obtained by completing a permit online (<https://ci-gonzales-ca.smartgovcommunity.com/Public/Home>), or obtaining a hardcopy from City Hall, or by downloading a hard copy (<https://tinyurl.com/tsp4drg>). It is most common that a contractor will complete this permit for you; alternatively, as an ‘owner-builder’, you can file the building permit on your own. Any use of a contractor for work exceeding \$500 or more in value will require a current State Contractor’s License. State licenses apply to particular trades and it is possible that a contractor will have a state license for multiple trades. A simple rule of thumb is to not have anyone conduct work on your home or property related to electrical, plumbing, framing, concrete, etc., if that work to be conducted on your property has a value of \$500 or more, UNLESS, that person has a current State Contractor’s License. Work conducted without City permits and proper contractor licensing is prohibited and will result in a Stop Work order. City staff will check with the Contractors State License Board ([www.cslb.ca.gov/](http://www.cslb.ca.gov/)) to verify that a contractor is in good standing with the State.

**Fees.** The City charges a building permit fee for all construction. The fee is based on the value of the project. Depending on the complexity of a project it may take the City up to two weeks for plan review. Also, the city does not charge Development Impact Fees for ADUs thru December 31, 2025.

City staff looks forward to working with you and assisting you with your important project(s).

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