



Accessory Dwelling Units in the San Joaquin Valley



Source: www.enterprisecommunity.org/download?fid=14194&nid=11049

A Regional Early Action Planning Program Workshop for Valley Jurisdictions

August 24, 2021



Central Section
American Planning Association - California Chapter



Background



**Bonique Emerson,
MAUP, AICP**

Vice President of Planning



**Jenna Chilingirian,
MCRP, AICP Candidate**

Senior Associate Planner

3 Quick Facts about PCE

1. We are a full-service firm with 19 years of experience in the Central Valley of California.
2. Our divisions include Civil Engineering, Planning and Environmental Services, Surveying, Landscape Architecture, and Project Management.
3. We have offices in Fresno and Merced.

Learning Objectives

- ❑ To **understand** the basics of ADUs including definitions, types, size, scale, design, history, and benefits.
- ❑ To **comprehend** how state-level ADU reform influences local ADU law, specifically for ADUs within single-family residential zones.
- ❑ To **identify** barriers to ADU development and recognize the role that jurisdictions can play in finding solutions to those barriers.
- ❑ To **discover** practical approaches to implementing ADU plans and programs.

Disclaimer: *The information provided in this presentation does not, and is not intended to, constitute legal advice. All information and content presented is for general information purposes only.*

Agenda



Section 1. ADU Basics

Section 2. Regulating ADUs

Section 3. ADU Implementation

Section 4. ADU Programs in Action

Section 5. Key Takeaways

Section 1.

ADU Basics



- Defining ADUs
- ADU ABCs
- Visualizing ADUs
- ADU History
- Benefits of ADUs



Source: City of Stockton

Defining ADUs

ADU = Accessory Dwelling Unit.

“A secondary housing unit on a single – or multi-family residential lot that provides complete independent living facilities including kitchen and bathroom facilities for one or more persons.”



ADU ABCs

ADUs vary in structural forms.

ADU ABCs

Attached ADU

is attached to a primary dwelling unit.

Detached ADU

is separated from a primary dwelling unit.

Internal Conversion

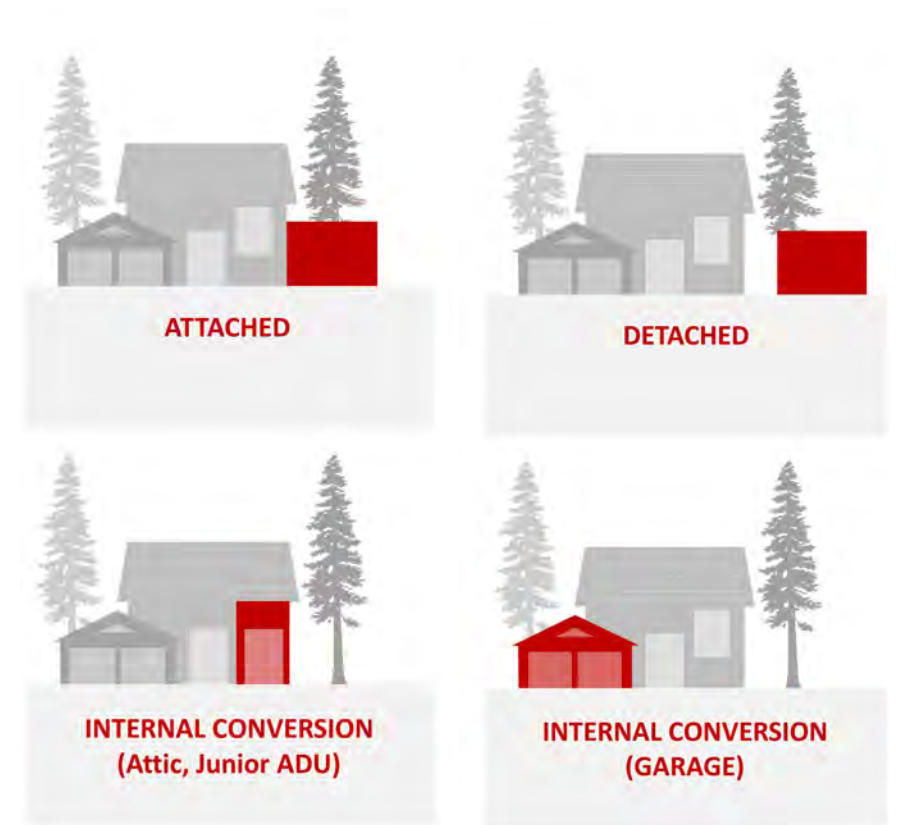
is an ADU or JADU within an existing or proposed primary dwelling unit or within an existing accessory building.

Junior ADU

is an ADU of no more than 500 sf. and is contained entirely within an existing primary dwelling unit, including attached garage.

Statewide Exemption ADU

is an ADU of up to 800 sf., 16 ft. in height, and with a 4 ft. side and rear yard setback.



Visualizing ADUs

ADUs come in many shapes, sizes, and styles.

- **Types.** ADUs can be detached, attached, or an internal conversion (includes JADUs).
- **Size.** Square footage is dependent on lot size and preferences.
- **Scale.** Denser than a detached SFR, but with a similar scale and character.
- **Layout.** Depends on size, preferences, and other factors (privacy, accessibility, etc.).
- **Design.** Agencies may apply development and design standards.



ADU Characteristics

Despite varying structural forms, there are some common traits across ADUs.

- ADUs are accessory and adjacent to a primary dwelling unit.
- ADUs are smaller than the average U.S. single-family residential dwelling unit.
- ADUs are often owned by one owner on a single- or multi-family residential lot.
- ADUs cannot be sold as a separate legal asset.

435 sf.



STUDIO FLOORPLAN

625 sf.



1 BEDROOM FLOORPLAN

745 sf.



2 BEDROOM FLOORPLAN

The History of ADUs

ADUs are not “new.” There is a resurgence of interest in ADUs today.

1940s — 1950s

“ADUs” become less common with increased demand for suburban development (i.e., larger lots, separation of uses).

1980s — 1990s

“ADUs” begin to make a comeback to increase affordable housing. Early programs inflexible and largely unsuccessful.

2010s - Now

State-level ADU reform popularizes ADUs. Reform initiates ADU production as local agencies respond to market demand.

1900s — 1930s

“ADUs” are a common feature in single-family neighborhoods (e.g., carriage house, coach house, garage units).

1960s — 1970s

“ADUs” are prohibited by local agencies during implementation of new residential zoning code targeted toward single-family neighborhoods.

1990s — 2010s

“ADUs” as a concept are implied through Smart Growth and New Urbanism principles (e.g., housing choice, infill, TOD). “Tiny Homes” are popularized.

The Benefits of ADUs

ADUs can be advantageous to homeowners, communities, and the environment.

To Homeowners:

- Cost-Effective to build
- Income-generating
- Wealth-building
- Provide housing for family members or friends-in-need

To Communities:

- Support Aging-in-Place
- Support Low-Income Residents
- Closer to Jobs and Amenities
- Increase Housing Supply
- Increase Housing Choice
- Reach Housing Goals (RHNA)

To the Environment:

- Utilizes Existing Infrastructure
- Smaller Building Footprint
- Decrease Vehicle Miles Traveled
- Increase Energy Efficiency

Enhance Quality of Life, Housing, & Environment

Section 2.

ADU Regulations



- State Law Encouraging ADUs
- Specific Allowances
- Jurisdictional Control

Legislation Encouraging ADUs

The State has adopted regulatory changes to provide more flexibility in ADU development.

- A group of bills were signed into law in 2019 and became effective on January 1, 2020. Other regulations became effective January 1, 2021. These bills were aimed at addressing regulatory barriers to ADU development.
- Most of the bills listed are codified in Gov't Code Section 65852.2.

ADU Laws

AB 3182	Chapter 198, 2020 (Ting)
SB 13	Chapter 653, 2019 (Wieckowski)
AB 68	Chapter 655, 2019 (Ting)
AB 881	Chapter 659, 2019 (Bloom)
AB 587	Chapter 657, 2019 (Friedman)
AB 670	Chapter 178, 2019 (Friedman)
AB 671	Chapter 658, 2019 (Friedman)

Summary of Regulatory Changes

Regulatory changes broadly cover eight topic areas.

Summary of Changes

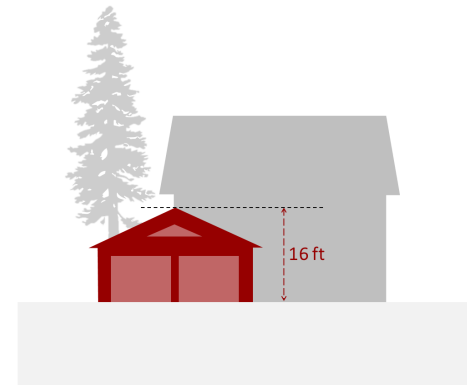
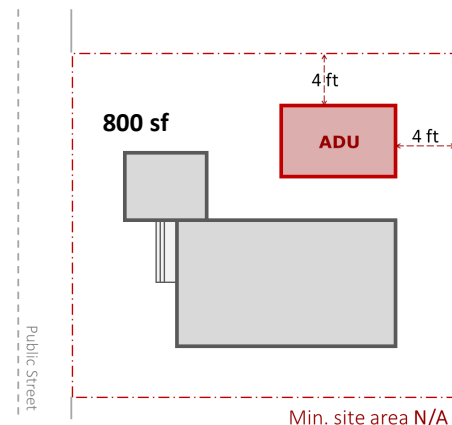
- ☐ Permitting and Review Processes
- ☐ Occupancy Requirements
- ☐ Off-Street Parking Requirements
- ☐ Setbacks
- ☐ Lot Size Requirements
- ☐ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

- Overall, these changes are intended to ensure:
 - Faster permitting processes.
 - Greater inclusivity.
 - Lower costs.
 - Reduced barriers.

Statewide Exemption ADU

Four ADU categories are not subject to other areas of ADU law (i.e., development standards). These are statewide permissible ADUs (or exemption ADU) pursuant to Subdivision (e).

- For example, ADUs under this subdivision should not have to comply with lot coverage, setbacks, heights, etc. These ADUs still must meet building code and health and safety requirements.
- One detached new construction ADU with four-foot side and rear yard setbacks. This ADU may be combined on the same lot with a JADU and must meet a maximum unit size requirement of 800 square feet and a height limitation of 16 feet.



1. Permitting and Review Processes

- **Deemed Approved:** Application shall be deemed approved if the local agency has not acted on the completed application within 60 days.
- **Ministerial Approval:** Requires ministerial approval of ADUs. No discretion.
- **Code Violations:** Can't require the correction of existing nonconforming zoning conditions as a condition for "ministerial approval of a permit application" for an ADU or JADU.
- **Substandard ADUs:** Requires delayed enforcement against a qualifying substandard ADU for 5 years to allow correction of violation (not health and safety related)

Summary of Changes

- ☒ Permitting and Review Processes
 - ☐ Occupancy Requirements
 - ☐ Off-Street Parking Requirements
 - ☐ Setbacks
 - ☐ Lot Size Requirements
 - ☐ Size, Height, and Number of ADUs allowed
 - ☐ Impact Fees and Public Improvements
 - ☐ ADU Incentives

2. Occupancy Requirements

- **Owner Occupancy:** Owner-occupancy requirements frozen for all proposed ADUs permitted between January 1, 2020 and January 1, 2025.
- Required for JADUs
- **Short-Term Rentals:** Local agencies may require that the property be used for rentals of terms longer than 30 days.
 - Note: ADUs permitted ministerially, under certain circumstances, shall be rented for terms longer than 30 days. (Short-term rentals may be prohibited in certain circumstances).

Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☐ Off-Street Parking Requirements
- ☐ Setbacks
- ☐ Lot Size Requirements
- ☐ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

3. Off-Street Parking Requirements

	Interior Conv. w/in home	Conversion of Detached Structure	Detached (≤ 800 sf) Exempt	Detached (> 800 sf)	Attached
Parking	None Required, except JADU garage conv, can require	Can't Require Parking or replacement parking if converted garage or carport	No parking required if falls under Statewide Permissible ADUs (Subdivision (e))	May reduce/eliminate or require 1 per unit or bedroom, whichever is less	None required since part of the proposed or existing primary residence

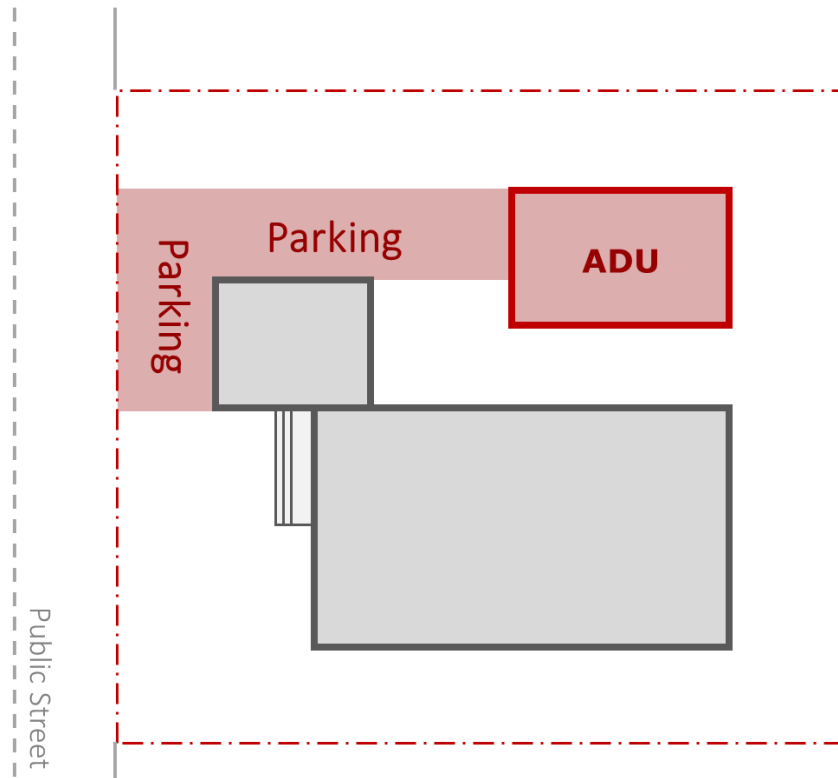
- **Location of Parking:** Parking spaces may be provided as tandem parking on a driveway.
- **Elimination of Parking Requirements:** When ADUs are located within ½-mile of public transit, or if there is a car share vehicle located within one block, or within historic district.
 - Local jurisdiction **may** eliminate requirements altogether.

Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☒ Off-Street Parking Requirements
- ☐ Setbacks
- ☐ Lot Size Requirements
- ☐ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

3. Off-Street Parking Requirements

Options for Off-Street Parking Requirements



Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☒ Off-Street Parking Requirements
- ☐ Setbacks
- ☐ Lot Size Requirements
- ☐ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

4. Setbacks

- **Existing Structures:** No setback shall be required for an existing living area or accessory structure, or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU.

	Interior Conv. w/in home	Conversion of Detached Structure	Detached (≤ 800 sf) Exempt ADU	Detached (> 800 sf)	Attached
Front Setback	-	-	Jurisdiction can regulate, but can't prohibit from allowing unit	Jurisdiction can regulate	Jurisdiction can regulate
Rear Setback	-	Existing setback	4 ft.	4 ft.	4 ft.
Side Setbacks	-	Existing setback	4 ft.	4 ft.	4 ft.

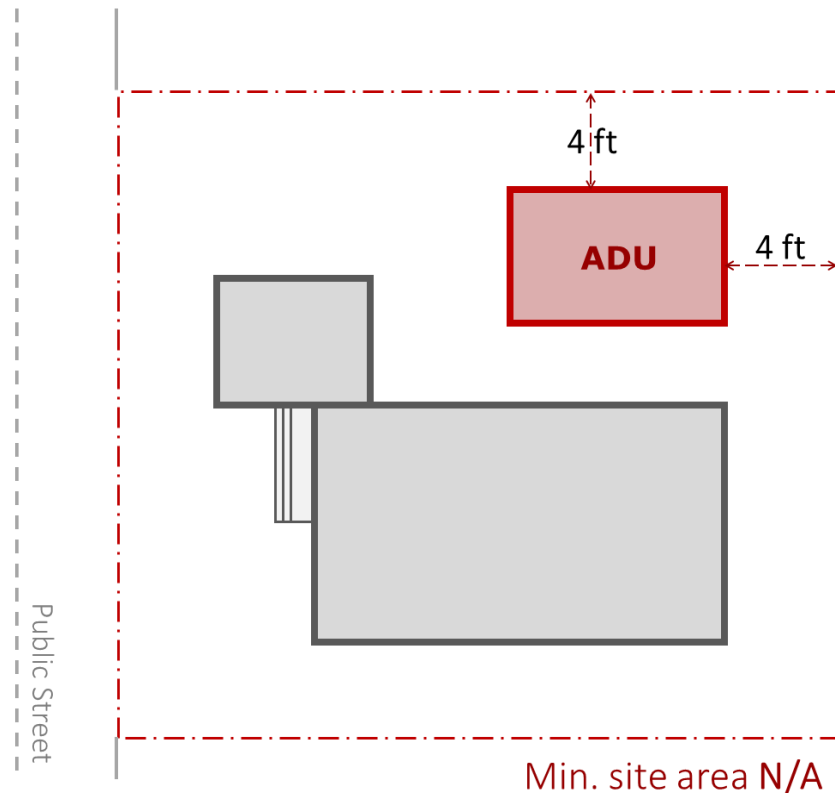
“-” = No specific mandate in state law

Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☒ Off-Street Parking Requirements
- ☒ Setbacks
- ☐ Lot Size Requirements
- ☐ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

4. Setbacks

Capping Setback Requirements for New Construction

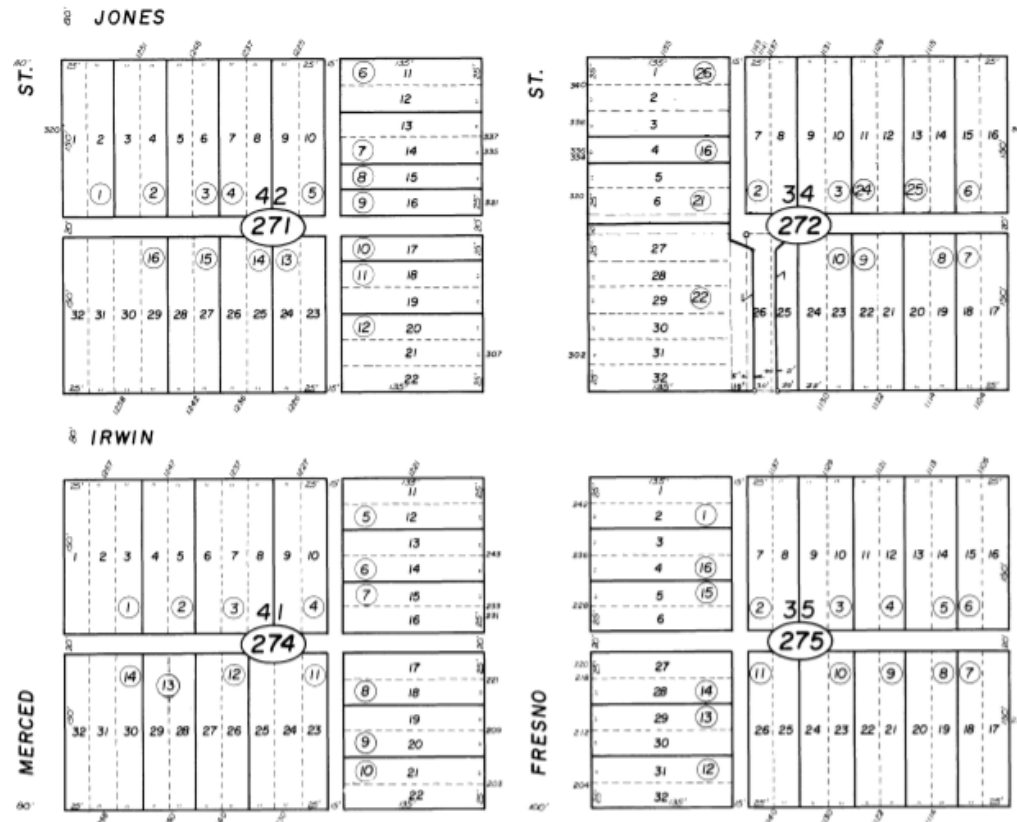


Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☒ Off-Street Parking Requirements
- ☒ Setbacks
- ☐ Lot Size Requirements
- ☐ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

5. Lot Size Requirements

- **Minimum Lot Size:** Local agencies cannot prohibit ADUs based on lot size.
- **Density Allowances:** a compliant ADU shall not be deemed to exceed density allowances.



Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☒ Off-Street Parking Requirements
- ☒ Setbacks
- ☒ Lot Size Requirements
- ☐ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

6. Size, Height, and Number of ADUs allowed

	Interior Conv. w/in home	Conv. of Detached Structure	Detached (≤ 800 sf) Exempt ADU	Detached (> 800 sf)	Attached
Minimum Size	150 sf. (allow an efficiency unit)	-	150 sf. (allow an efficiency unit)	150 sf. (allow an efficiency unit)	150 sf. (allow an efficiency unit)
Max Size	500 sf. if considered a JADU, no limit otherwise	Size of Existing Structure (no limit)	800 sf.	Min., Max. Size: 850 ft. or 1,000 ft. for w/ > 1 bedrm Max: 1,200 sf.	Min., Max. Size: 850 ft. or 1,000 ft. for w/ > 1 bedrm Max: 50% DU
Height	-	Existing Height	16-ft. minimum allowed	-	-
Number of Units	If meets JADU requirement, can be combined with an ADU (2 total)	Can be combined with a JADU (2 total)	Can be combined with a JADU (2 total)	*One unit	*One unit

“-” = No specific mandate in state law

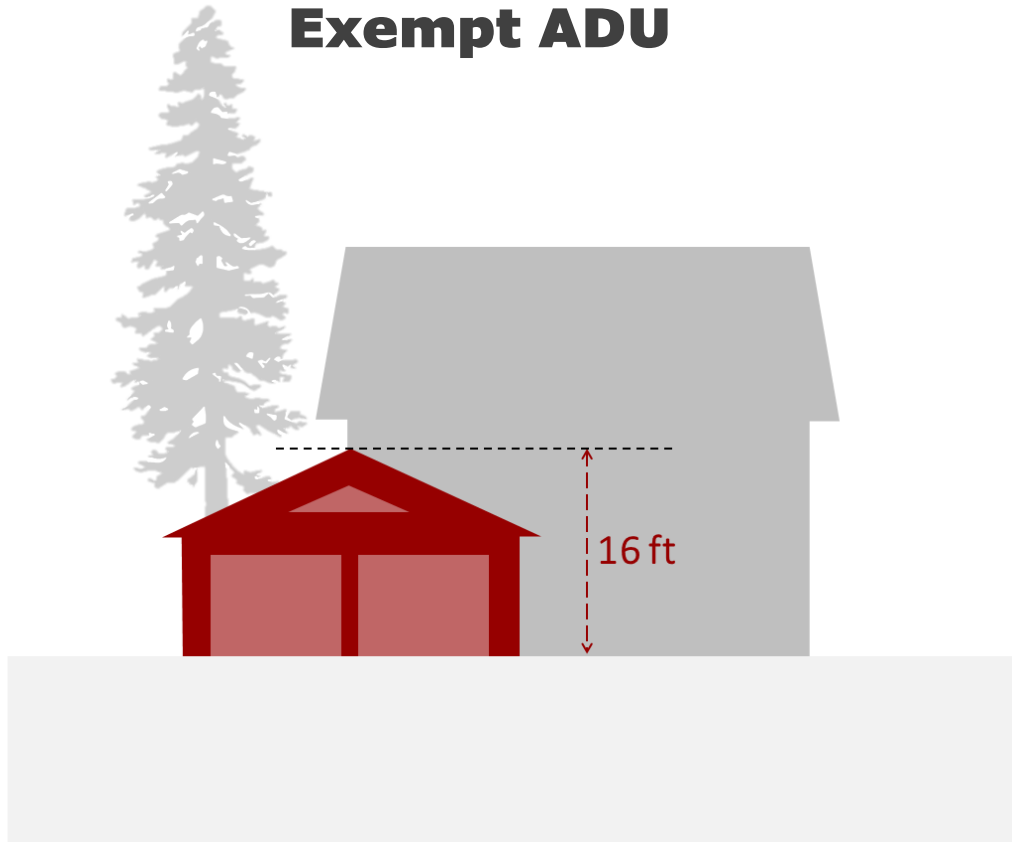
* Check with your Agency Attorney for clarification

Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☒ Off-Street Parking Requirements
- ☒ Setbacks
- ☒ Lot Size Requirements
- ☒ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

6. Size, Height, and Number of ADUs allowed

Height Requirements for 800 sf (or less) unit Exempt ADU



Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☒ Off-Street Parking Requirements
- ☒ Setbacks
- ☒ Lot Size Requirements
- ☒ Size, Height, and Number of ADUs allowed
- ☐ Impact Fees and Public Improvements
- ☐ ADU Incentives

7. Impact Fees and Public Improvements

- **Impact Fee Exemptions & Proportionality:**
 - ADUs \leq 750 sf. are exempt from impact fees from local agencies, special districts, and water corporations.
 - ADUs \leq 500 sf. are not subject to school impact fees.
 - ADUs \geq 751 sf. shall only be subject to impact fees that are proportional to the sf. of the primary dwelling unit.
- **Required Public Improvements:** No improvements (i.e., curb, gutter, sidewalk, etc.) shall be required for any ADU.
- **Fire Sprinklers:** Installation of fire sprinklers in an ADU may not be required if sprinklers are not required for the primary dwelling unit.





Summary of Changes

- ☒ Permitting and Review Processes
- ☒ Occupancy Requirements
- ☒ Off-Street Parking Requirements
- ☒ Setbacks
- ☒ Lot Size Requirements
- ☒ Size, Height, and Number of ADUs allowed
- ☒ Impact Fees and Public Improvements
- ☐ ADU Incentives

8. ADU Incentives

- **ADU Incentives:** The California Health and Safety Code (HSC), Section 65583(c)(7), requires cities and counties develop a plan that incentivizes and promotes ADU development that can be offered at affordable rent for very low to moderate-income households. State grants and financial incentives range from:
 - CalHOME Program
 - LEAP Grants
 - Local Housing Trust Fund Program
 - REAP Grants
 - SB 2 Planning Grants
 - CDBG Grants

Summary of Changes

-  Permitting and Review Processes
-  Occupancy Requirements
-  Off-Street Parking Requirements
-  Setbacks
-  Lot Size Requirements
-  Size, Height, and Number of ADUs allowed
-  Impact Fees and Public Improvements
-  ADU Incentives

So, what can a jurisdiction control?

There is a decent amount of local control over the establishment of ADUs.

- An agency can regulate parking, height, setback, landscape, architectural review, max size of a unit, and standards that preserve the integrity of historic structures.
 - These standards shall be sufficiently objective to allow ministerial review of an ADU.
 - May not preclude the allowance of the "state exempt ADU," or exceed other set caps.
- Adequacy of water and sewer services as well as impacts on traffic flow and public safety may be used to limit areas where ADU development is permitted.

Section 3.

ADU Implementation



- ADU Development Process
- Barriers to ADU Development
- Overcoming Barriers to ADU Development
- Supporting ADU Development

The ADU Development Process

Because ADUs are homeowner-initiated, homeowners need to be willing and able to navigate the process in order to be successful. Agencies can play an important role in guiding homeowners by understanding the complete process.

1

Planning

- Decipher code and regulations
- Hire Design Expert
- Draft Building Plan Set
- Prepare Application
- Pay Fees

2

Permitting

- Application Acceptance
- Review & Corrections
- Approval & Conditions
 - Impact Fees
 - Deed Restrictions

3

Construction

- Secure Financing
- Hire Contractor(s)
- Construction
- Inspection

Barriers to ADU Development

There are land use, regulatory, and financial challenges to bringing ADU development to scale.

Land Use

- Local Opposition
- Property Size
- Layout
- Foundation
- Utilities
- Privacy
- Use

Regulatory

- Permitting and Review
- Occupancy
- Off-Street Parking
- Setbacks
- Lot Size
- Size, Height, Number
- Design Standards
- Impact Fees
- Utility Connections

Financial

- Hard & Soft Costs
- Construction Loans
- Renovation Loans
- Loan Eligibility
- Loan Value
- ADU Appraising

*Since ADUs are not typical, more difficult to get financed.

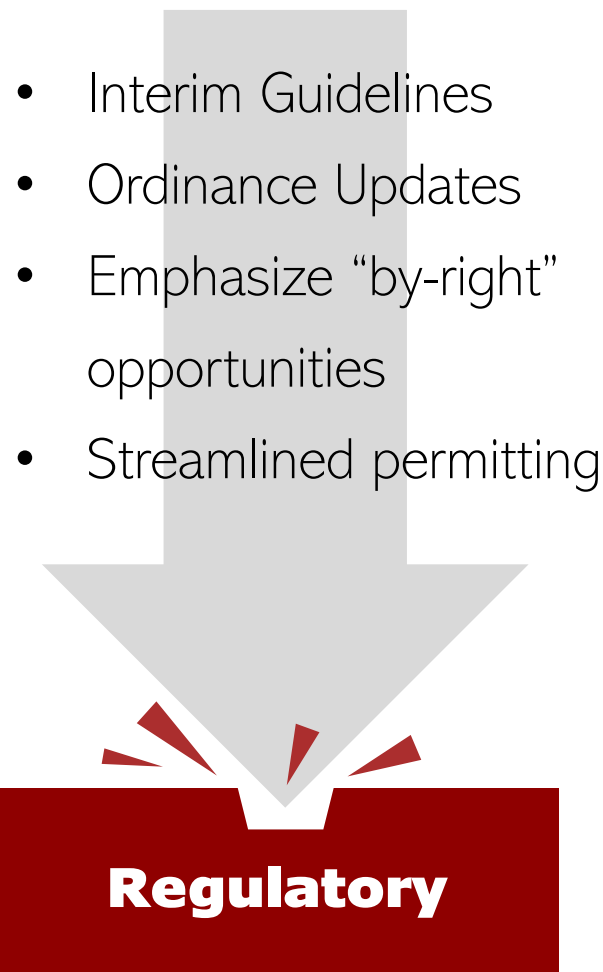


Overcoming Barriers to ADU Development

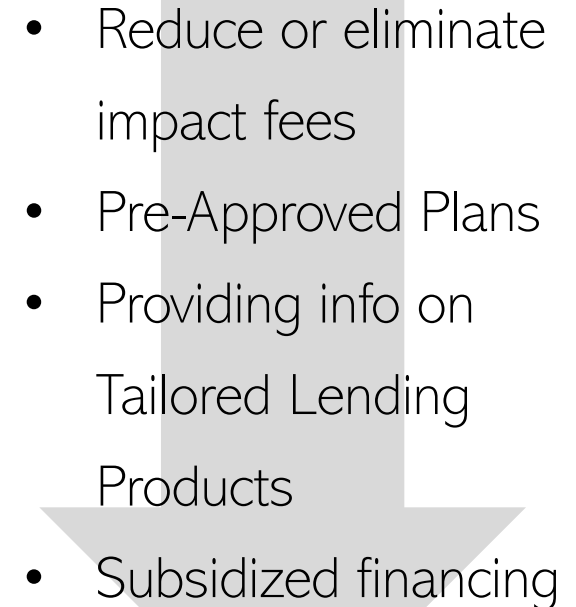
Agencies can play an important role in supporting homeowners through the process.

- 
- A large grey arrow points downwards from the list of barriers to a red rectangular box at the bottom. The box has a white notch at the top center where the arrow's tip is. Four small red triangles point outwards from the sides of the notch. The box contains the text 'Land Use' in white.
- Educational Marketing
 - Targeted Neighborhoods
 - Technical Assistance
 - Guidance Documents

Land Use

- 
- A large grey arrow points downwards from the list of barriers to a red rectangular box at the bottom. The box has a white notch at the top center where the arrow's tip is. Four small red triangles point outwards from the sides of the notch. The box contains the text 'Regulatory' in white.
- Interim Guidelines
 - Ordinance Updates
 - Emphasize “by-right” opportunities
 - Streamlined permitting

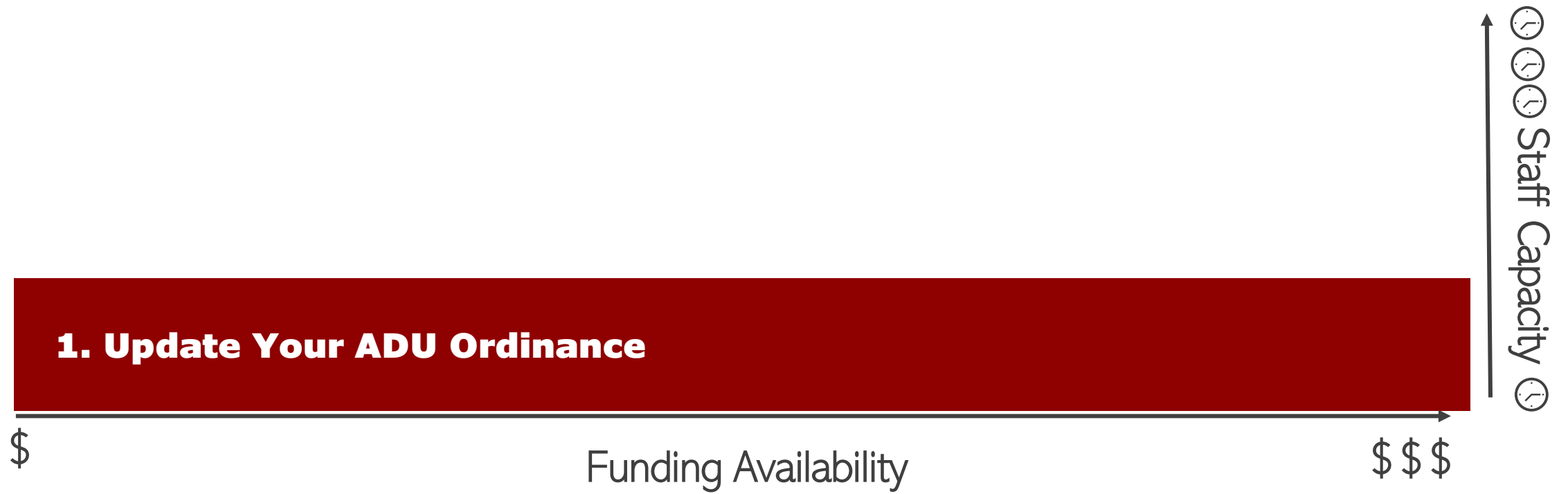
Regulatory

- 
- A large grey arrow points downwards from the list of barriers to a red rectangular box at the bottom. The box has a white notch at the top center where the arrow's tip is. Four small red triangles point outwards from the sides of the notch. The box contains the text 'Financial' in white.
- Reduce or eliminate impact fees
 - Pre-Approved Plans
 - Providing info on Tailored Lending Products
 - Subsidized financing

Financial

Supporting ADU Development

There are several tools that agencies can use to support ADU development.



1. Updating Your ADU Ordinance

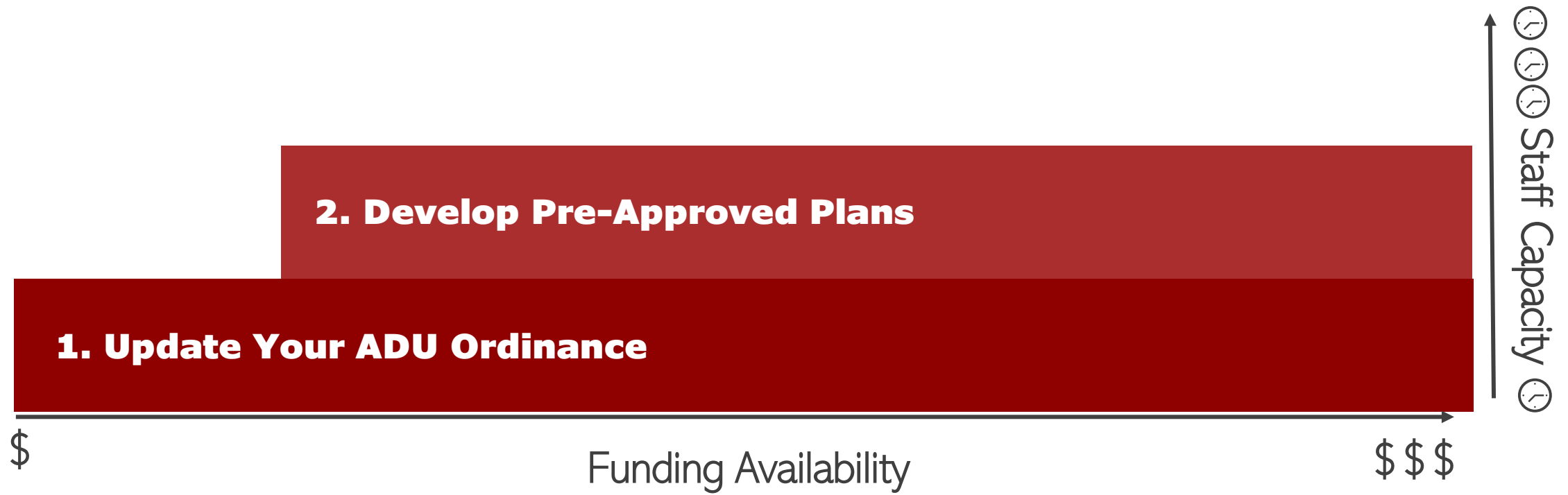
A primary goal of updating your ordinance should be to make it user-friendly to the reader – including homeowners and agency staff.

A general checklist to follow:

- ☐ Review State ADU Law.
- ☐ Draft Interim Guidelines.
- ☐ Draft ordinance.
 - ☐ Include development standards *and* processing procedures.
- ☐ Send draft ordinance to HCD for review.
- ☐ Supplement ordinance with Internal Policy and Procedure to guide staff.
- ☐ Supplement ordinance with a Guidance document for homeowners.
- ☐ Develop an ADU Application and Application Checklist.

Supporting ADU Development

There are several tools that agencies can use to support ADU development.



2. Developing Pre-Approved Plans

A primary goal of developing pre-approved plans should be cost-savings to the customer – both time (e.g. permitting process) and money (e.g. design experts, construction, etc.).

Below are some items to consider when developing an RFP for Pre-Approved Plans.

Hiring Consultants

- ☐ Range of Design Experts
 - ☐ Architects
 - ☐ Engineers
 - ☐ Designers
- ☐ Extent of Plan Sets
 - ☐ Floor Plans
 - ☐ Elevations
 - ☐ Electrical Plans
 - ☐ Structural Plans
 - ☐ Calculations
 - ☐ Energy Efficiency
- ☐ Indemnification

Designing Layouts

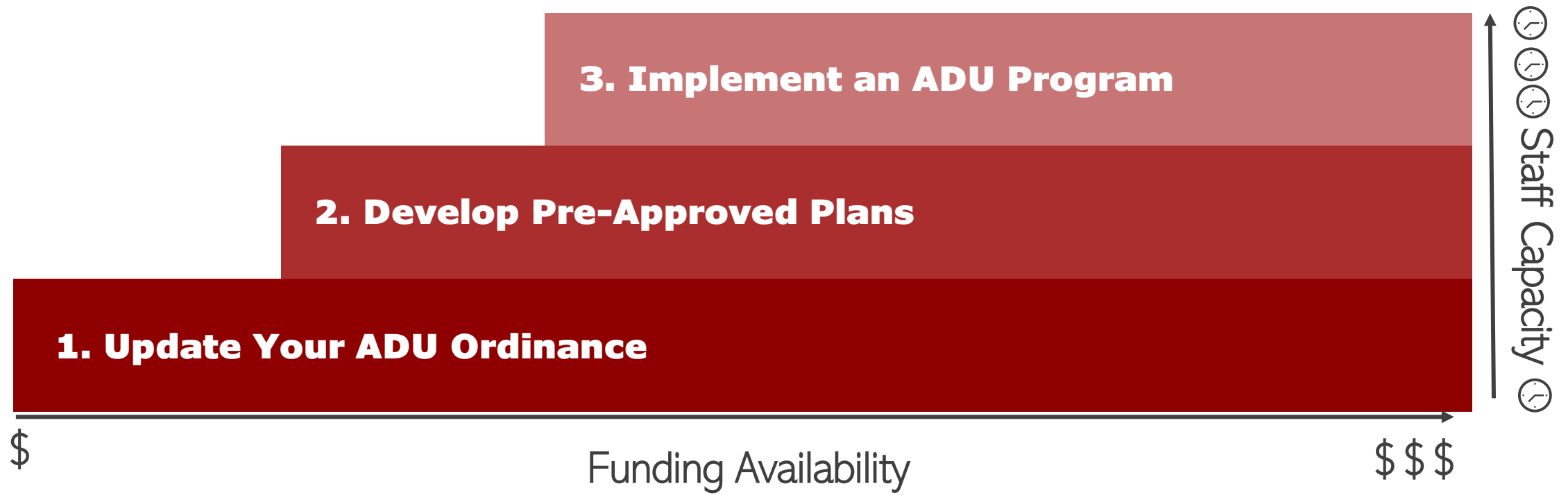
- ☐ Location
 - ☐ City-wide
 - ☐ Location-specific
- ☐ ADU Types
 - ☐ Attached
 - ☐ Detached
 - ☐ Internal Conversion
- ☐ Common lot sizes
- ☐ CBC Thresholds (e.g. structural exemptions)
- ☐ State Exemption ADUs
- ☐ Impact Fee Thresholds
- ☐ Flexibility & Accessibility

Selecting Designs

- ☐ Common architectural styles
- ☐ Structural loads of design features (e.g. tile roofs)
- ☐ Cost-effective construction
- ☐ Design Workbook

Supporting ADU Development

There are several tools that agencies can use to support ADU development.



3. Implementing an ADU Program

A primary goal of implementing an ADU Program should be to reduce the resources needed to develop ADUs, for both homeowners and agencies. Below are some Program ideas.

Processing Guide	Technical Assistance	Financial Assistance/Loans
<ul style="list-style-type: none"><input type="checkbox"/> Determine audience: pre-approved plans vs. ADUs<input type="checkbox"/> Interpret and distill regulations for public consumption<input type="checkbox"/> Technical yet visual – guide adequately interprets the code but is presented in a visual and easy-to-follow way<input type="checkbox"/> Provide examples– “finding your ADU fit,” lot coverage calculations, cost factors<input type="checkbox"/> Links and references	<ul style="list-style-type: none"><input type="checkbox"/> Designate a staff member or email address for ADUs<input type="checkbox"/> Utilize web-based services – webpage, cost-calculator, interactive GIS map, etc.<input type="checkbox"/> Front Counter educational marketing materials – information sheet, templates, application checklist, etc.<input type="checkbox"/> On-call consulting availability	<ul style="list-style-type: none"><input type="checkbox"/> Fee Waivers – city-controlled impact fees, development fees<input type="checkbox"/> Amnesty Program to legalize illegal ADUs<input type="checkbox"/> Grants or Loans

Section 4.

ADU Programs in Action



- Clovis, CA
- Stockton, CA
- Visalia, CA
- Oakley, CA

Tools and Programs

- Amended Development Code to comply with State Law
- Cottage Home Program (est. in 2017)
 - Offers three streamlined plans (378, 397, 495 sf.) for properties with alley-facing rear yards; plans include floor plans and elevations
 - Accompanying Brochure and Application Packet
- ADU Informational Webpage and Handout
- ADU Loan Program
 - Partnered with Self-Help Enterprises to provide financing to eligible property owners within Old Town Clovis
 - \$50,000 - \$80,000, 2.5-3.85% interest rate



ACCESSORY DWELLING UNIT

Informational Handout



CITY of CLOVIS

In an effort to accelerate housing construction throughout California, the State legislature passed a series of laws to encourage Accessory Dwelling Units (ADUs) in single and multi-family neighborhoods. ADUs are an innovative and affordable option for increasing housing within the City. ADUs provide a way for the City to expand its housing stock and may provide additional income for property owners.

The City has responded to the State's direction by incorporating development standards for ADUs consistent with State law and preparing this informational handout.

Types of ADUs



Internal Conversion

Built from existing space within the home



Detached

Free-standing structure



Attached

Shares at least one wall with the primary home



Garage Conversion

Existing garage that is converted to an ADU

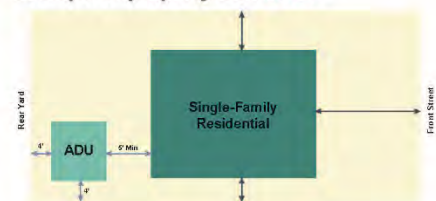
What is an ADU?

Accessory Dwelling Units (ADUs) have gone by many names, including granny flats, in-law units, and secondary units. By definition, an ADU is a self-contained, additional housing unit, on a permanent foundation, that contains a kitchen, bathroom, and a place to sleep. ADUs range in size from 150 square feet for a studio to 1,200 square feet for a unit with multiple bedrooms (see matrix for additional information).

What is a Junior ADU?

Like an ADU, a Junior Accessory Dwelling Unit (JADU) is an additional housing unit on a residential property. JADUs are limited to a maximum of 500 square feet in size and must be contained within the walls of an existing or proposed home. JADUs require an efficiency kitchen, and may share a bathroom with the main house or include their own bathroom.

Example of property with ADU



Top 10 things to know about ADUs...

- 1 One ADU and one JADU may be built on any residential lot with an existing or planned single-family home.
- 2 Total area for a detached ADU may not exceed 1,200 square feet of living area.
- 3 Total area for an ADU attached to a residence is capped at 50% of the size of the home.
- 4 Utilities for the ADU may connect to the primary residence or, if chosen, separate services can be added.
- 5 Ground-up ADUs are required to have a 4-foot setback from the side and rear yard property lines.
- 6 Ground-up ADUs must either be 5-feet away or attached to any existing structures.
- 7 Existing garages or accessory buildings that are converted to or replaced by an ADU are not required to meet setback requirements.
- 8 For multi-family zoned properties, two detached ADUs can be added to the site and portions of the existing structure can be converted into ADUs.
- 9 The single off-street parking requirement for the ADU is waived if the property is located within a half mile of public transit. Two covered parking spaces for the existing residence shall be maintained unless a garage or carport is demolished or converted to create an ADU. The space can be uncovered, tandem, and/or within setbacks.
- 10 Short-term rentals are not permitted with ADUs.

Can you fit an **ADU** on your property?
Contact the Planning Division for assistance.

Development Standards for ADUs

	JADU	SINGLE-FAMILY ADU		
ADU TYPE	Interior Conversion JADU	Structure Conversion ADU	Detached ADU	Attached ADU
ZONING	Allowed on all lots zoned for Residential or Mixed-Use			
# OF ADUs ALLOWED	1	1		
MAXIMUM SIZE	500 sq.ft.	ADUs created by conversion granted automatic approval	1bd: 850 sq.ft. of living area 2bd: 1,000 sq.ft. of living area	1bd: 850 sq.ft. of living area 2bd: 1,000 sq.ft. of living area
MAXIMUM HEIGHT	N/A	Based on existing building height	16-feet	Check applicable Zone District or entitlement conditions
SIDE SETBACK	N/A	Based on existing building setbacks	4-feet	
STREET SIDE SETBACK	N/A	Based on existing building setbacks	Check applicable Zone District or entitlement conditions	
REAR SETBACK	N/A	4-feet (if powerlines are located at the rear of the property, then setback will be greater)		
LOT COVERAGE	N/A	N/A	Permits at least an 800 sq.ft. accessory unit regardless of lot coverage (Check applicable Zone district for units over 800 sq.ft.)	
ENTRANCE TO ADU	Exterior entrance required			
BATHROOM	Optional; can share with primary residence	Full bathroom required		
KITCHEN	Efficiency kitchen required	Full kitchen required		
PARKING REQUIREMENT	N/A	1 covered/uncovered parking space (10' X 20') required, unless the property is located within 1/2 mile of an active public transit stop or terminal. Replacement parking for existing dwelling unit not required when a garage, carport, or covered parking structure is physically replaced by an ADU		
OWNER OCCUPANCY	Required for primary unit or JADU	Not required for primary unit or ADU		
SHORT-TERM RENTAL	Prohibited (i.e. less than 30 days)			
IMPACT FEES	No impact fees on ADUs under 750 sq.ft. Impact fees for ADUs larger than 750sq.ft. shall be proportional to the size of the ADU in relation to the primary residence			
UTILITY CONNECTIONS	N/A	Utilities may be connected to the primary residence or separate services can be added		
SCHOOL FEES	No school fees for units under 500 sq.ft.			
DEED RESTRICTION	Deed restriction required	Under California State Law, deed restrictions and HOA rules that ban ADUs are void		

For more information, please visit:
www.cityofclovis.com/planning-and-development/planning/adu/

City of Clovis - Planning Division • (559) 324-2340 • www.cityofclovis.com/planning-and-development/planning/adu/

Source: <https://cityofclovis.com/planning-and-development/planning/adu/> 40

Case Study #1. Clovis, CA



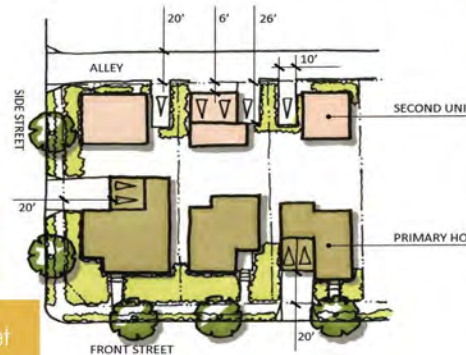
The **Cottage Home Program** was originally created to encourage infill residential development in the Old Town Clovis area, where properties have access to alleyways. Due to its early success, the Cottage Home Program was made available to qualifying properties citywide in May 2019. Three (3) plans, **FREE** of charge have been developed to fit a variety of property configurations. These cottage homes, of less than 500 square feet, are intended to face onto alleys and provide for a unique pedestrian street environment.

THE PROCESS

- 1 Preliminary meeting to see if property qualifies for the Cottage Home Program.
- 2 On-site meeting to evaluate property and to determine the best layout of the cottage home.
- 3 A cottage home Application Packet will be given to the property owner with all the required submittal forms.
- 4 Permits will be issued approximately 10 days after the packet has been submitted.

THE REQUIREMENTS

- ◆ Property must be located in Clovis city limits.
- ◆ Property must have access to an alley.
- ◆ Property must be zoned R-1.
- ◆ Property must have adequate space to accommodate the unit and its one required parking space (10' x 20').
- ◆ Cottage home must have access to utilities.



PLAN 1 (397 SQ.FT.)



PLAN 2 (378 SQ.FT.)



PLAN 3 (495 SQ.FT.)

ESTIMATED FEES*

COTTAGE HOME PLANS

PLAN CHECK

BUILDING PERMITS

REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

PLAN 1

PLAN 2

PLAN 3

FREE

\$1,100

\$1,600

\$1,700

*The fees are estimates of City of Clovis building permit fees as of April 2019 and do not include any other costs or fees that may be applicable from outside agencies. Actual fees will be calculated at the time of application submittal.

Source: <https://cityofclovis.com/planning-and-development/planning/cottage-home-program/> 41

Primary Challenges

- Previously, development standards held high constraints on ADU development.
- The updated State legislation made it feasible for properties to develop ADUs.

Lessons Learned/Advice

- Informing residents about the available options for ADU development.

Next Steps

- Expansion of the Cottage Home Program to all properties with/without alleys.

Cottage Homes by the Number

18 units completed

10 units permitting or constructing

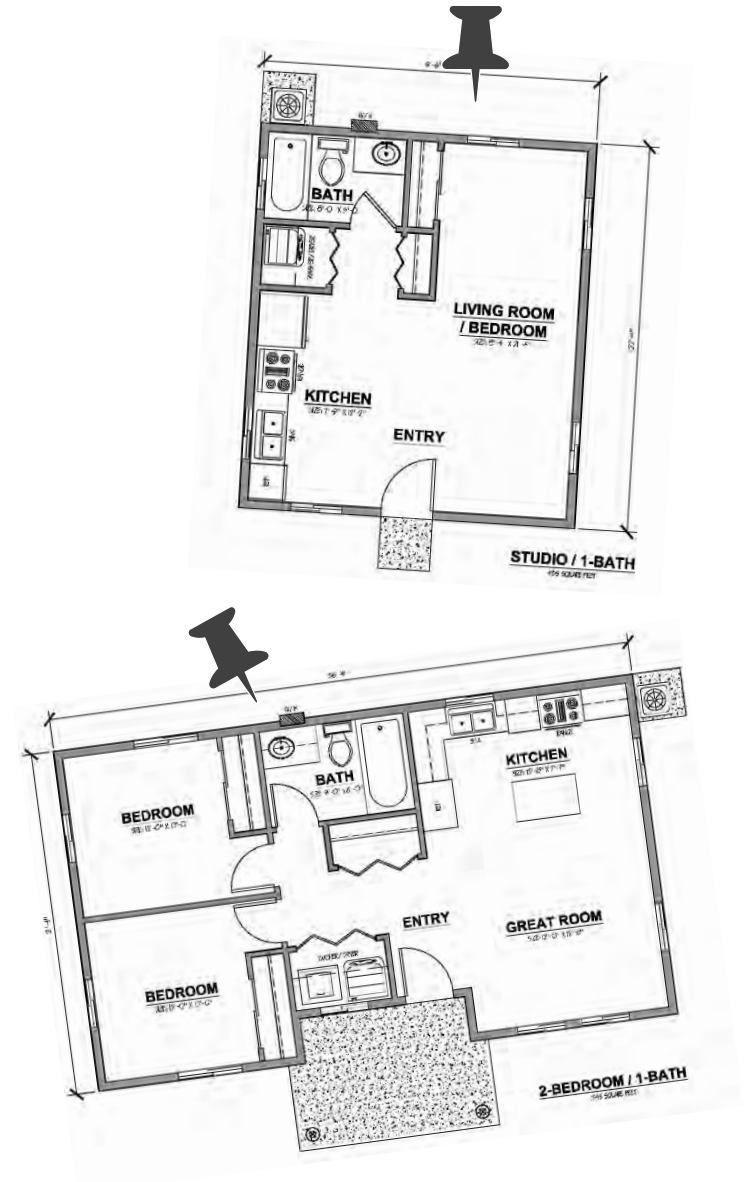
ADUs by the Number 1/2020 - present

2 units completed

13 units permitting or constructing

Tools and Programs

- Amended Development Code to align with State Law
 - Removed discretionary reviews/approvals for ADUs
 - Waived all City-controlled impact fees for ADUs
 - Removed off-street parking requirements for ADUs
- Developed Pre-Approved ADU Program (est. 2020)
 - Free-of-charge floor plans (435, 625, 745 sf.)
 - Floor plans intentionally Cost-Effective for construction
 - Hold-Harmless Agreement between Applicant/Owner and City
 - Same-day permit approval if utilizing the program
 - Processing Guide with step-by-step instructions



City of Stockton | Community Development Department

ACCESSORY DWELLING UNITS

MAXIMIZE YOUR PROPERTY WITH AN ADU



WHAT IS AN ADU

An Accessory Dwelling Unit (ADU) is a secondary housing unit on a single-family residential lot. ADUs can be attached to the primary house like a converted garage, or unattached like a freestanding cottage. You can create an ADU from a new or existing structure.

ADUs are affordable, flexible and have the potential to increase your property's value. ADUs are an excellent way to create additional living space for multi-generational housing or can bring in extra income by renting out the unit.

THREE FLOORPLAN OPTIONS ARE AVAILABLE FREE OF CHARGE

STUDIO | 1 BATHROOM

435 SF Open Floor Plan



1 BEDROOM | 1 BATHROOM

625 SF Open Floor Plan



2 BEDROOM | 1 BATHROOM

745 SF Open Floor Plan



City of Stockton
Permit Center
offers permit ready
building plans for
ADUs!

See if our plans are right for you.
View the ADU Guide by visiting

WWW.STOCKTONCA.GOV/ADU

Floorplans are offered free of charge. Permit fees, construction costs and other outside agency fees are applicable. Actual permit fees will be calculated at the time of application submittal. The average cost of building an ADU can range from \$60,000 to \$100,000.



Community Development | Permit Center
345 N. El Dorado St., Stockton, CA 95202
www.stocktonca.gov/cdd



<h1>B</h1>	HOLD HARMLESS AGREEMENT ACCESSORY DWELLING UNIT PLANS	 CITY OF STOCKTON
	COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8561 www.stocktonca.gov/buildinginspection	

Applicant Name: _____ Permit #: BP _____

Project Address: _____ APN: _____

Email: _____ Phone #: _____

Pre-Approved ADU Type: ☐ Studio ☐ 1-Bedroom ☐ 2-bedroom

I/We hereby request the use of the City of Stockton's pre-approved construction plans for the construction of an Accessory Dwelling Unit (ADU) at the address indicated above. By using these pre-approved plans I/We hereby agree to release, hold harmless, defend, and indemnify the City of Stockton, its agents, elected officials, employees, and the preparer of these construction documents from any and all claims, liabilities, suits and demands on account of injury, damage, or loss to persons or property, including injury, death, or economic losses, arising out of the use of these construction documents.

I/We further agree to pursue construction of the ADU in good faith and in accordance with the pre-approved plans without modifications to greatest extent possible. I/We understand that if there are any modifications made to these plans due to field conditions, owner preferences, or the like, the City reserves the right to require the applicant to contract with the appropriately licensed design professional to prepare the revisions in accordance with the applicable construction codes. I/We understand that modifications to these plans may result in additional design, engineering, plan review, and other fees required due to changes in the building design or submittal documents.

Applicant's Name (print) _____ Applicant's Signature _____ Date _____

Owner/Agent Name (print) _____ Owner/Agent Signature _____ Date _____

BLDG-0078 Revised 07-21-2020

Page 1 of 1

Primary Challenges

- Impact Fees from outside agencies (e.g. School District).
- Infrastructure Capacity – costly utility upgrades for older lots.

Lessons Learned/Advice

- If the state allowed adoptions of ADU requirements through a standard development code process in lieu of the legislation could decrease gaps/inconsistencies when implemented.

Next Steps

- Supporting homeowners through the pre-approved ADU program process (less than 1 years old).

ADUs by the Number

20

permits issued

7/1/2020 - 6/30/2021



Tools and Programs

- The City has an ADU Ordinance, but it is not yet updated to reflect the most recent State ADU laws.
- The City provides an ADU handout on the Planning Division webpage.
- The City provides a checklist with building permit applications.

Primary Challenges

- Historically, there have been challenges with height limitations, lot coverage, and owner occupancy requirements, all solved through state-level reform.
- High cost of impact fees have contributed to ADUs being cost-prohibitive.
- Updating the Ordinance considering limited staff resources.



Accessory Dwelling Unit Checklist

- ◊ Is the principal dwelling unit in an A or R-1 zone?
- ◊ Is the lot or parcel at least five thousand (5,000) square feet in area?
- ◊ Has the garage on the property been previously converted, or is there a pre-existing accessory dwelling unit on the property? (If yes to either of these, please contact the Planning Division before proceeding with the checklist)
- ◊ Is the principal dwelling or proposed accessory dwelling unit owner-occupied?
- ◊ Is the floor area of the accessory unit less than 1,200 square feet or below 50% of the existing living area? (The Accessory Dwelling Unit must be clearly subordinate to the principal dwelling)
- ◊ Does the accessory unit's scale, appearance and character conform to the design of the principal dwelling?
- ◊ Will the accessory dwelling unit be provided with water, sewer, and other utility services as determined by the building official?
- ◊ Is adequate parking available on the streets adjacent to the accessory dwelling unit? If not available, has one additional off-street parking space been provided?
- ◊ Have all standards of the underlying zoning district, including height, lot and yard requirements, and lot coverage all been met?
- ◊ Have all applicable standards for accessory structures been met?

Existing Nonconforming Accessory Dwelling Units

An existing accessory dwelling unit situated on a lot or parcel in the A or R-1 zones shall constitute a violation of this title unless: (1) the unit meets the standards and criteria of Chapter 17.12, and an agreement is recorded; or (2) the accessory dwelling unit qualifies as a permitted nonconforming use and structure under the provisions of Chapter 17.40. No enlargement of habitable space shall be allowed unless the standards and criteria of Chapter 17.12 are met. This shall not apply to maintenance of the unit.

How To Get Started

1. Review the Accessory Dwelling Unit Checklist.
2. Review the General Provisions and the Development Requirements (The development standards for your zone, such as setback, height and related standards may be found on the city website at: <http://www.visalia.city>).
3. Preparing a simple site plan may assist in determining if and how/where a Accessory Dwelling Unit could be located on the site. A site plan pamphlet is also available from the City of Visalia.
4. Contact the Planning Division with any questions that you may have.

Disclaimer: This pamphlet was prepared in reference to Zoning Ordinance Chapter 17.12, Article 2 of the City of Visalia Municipal Code which is regularly updated. The pamphlet is intended to provide general guidance and information; it is the user's responsibility to check that the information given in this pamphlet remains in accordance with any changes that may have been made to the Visalia City Ordinance Code. For more information, explanation, or assistance, please visit the Planning Division at the City of Visalia's website or call the Planner's Hotline at (559) 713-4359.

Date of Publication: June 2018.

ACCESSORY DWELLING UNITS

CHAPTER 17.12 - ARTICLE 2

VISALIA MUNICIPAL CODE



City of Visalia Planning Division

315 E. Acequia Ave, Visalia, CA

Phone: (559) 713-4359

Fax: (559) 713-4814

<http://www.visalia.city>

Lessons Learned/Advice

- The City is considering permitting duplexes on corner lots in single-family residential zones (by-right vs. CUP).

Next Steps

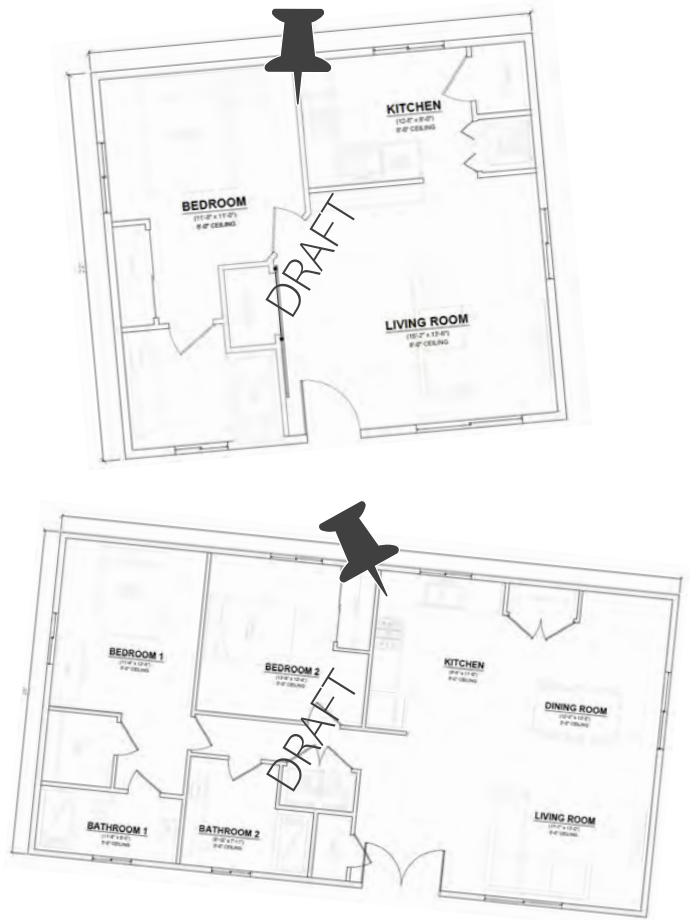
- Pre-Approved ADU Plans – the City is working with an architect to make pre-designed/pre-approved ADU plans available to the public.
- ADU Nexus Study – the City is working with a consultant to conduct an ADU nexus fee study that they anticipate will result in adopting lower impact fees associated with ADU permit approvals that are in line with the real impacts on services incurred by the units.
- ADU Ordinance Update – the City has received a LEAP grant.

Table 1-40 Accessory Dwelling Unit Production	
Visalia 2010 through 2018	
Year	Units
2010	0
2011	3
2012	2
2013	1
2014	1
2015	1
2016	5
2017	1
2018	3
TOTAL	17

Source: City of Visalia Building & Planning Divisions, 2019

Tools and Programs

- Amended Development Code to align with State Law
- Developing Pre-Approved ADU Program (Ongoing)
 - Free-of-charge building plan sets (500, 850, 1,000, 1,200 sf.); each set includes floor plan, elevations, foundation plan, roof framing plan, structural details and calculations, and electrical plans.
 - ADU Processing Guide with step-by-step instructions
 - Internal Policy and Procedure
 - Application and Application Checklist
 - Webpage



Note: answers are from PCE's experience

GETTING STARTED

Are you interested in constructing an ADU in your backyard? This step-by-step guide will help you navigate the process to construct an ADU in your backyard.



STEP 1. REVIEW BASIC ADU PROJECT REQUIREMENTS

Your property must meet the basic project requirements to qualify for an ADU. Review the Basic ADU Project Requirements Checklist on Pages 3-7 of this guide before proceeding through the ADU permitting process. The Checklist provides a general overview of ADU requirements to help you determine if your project qualifies.



STEP 2. DESIGN YOUR ADU

There are three (3) typical ways to design your ADU: **1)** hire an experienced designer, architect, or engineer to design your ADU, **2)** purchase a pre-fabricated modular ADU, or **3)** participate in the voluntary and optional City of Oakley Pre-Approved ADU Program which offers pre-approved ADU layouts and architectural designs (See Pages 10-17)

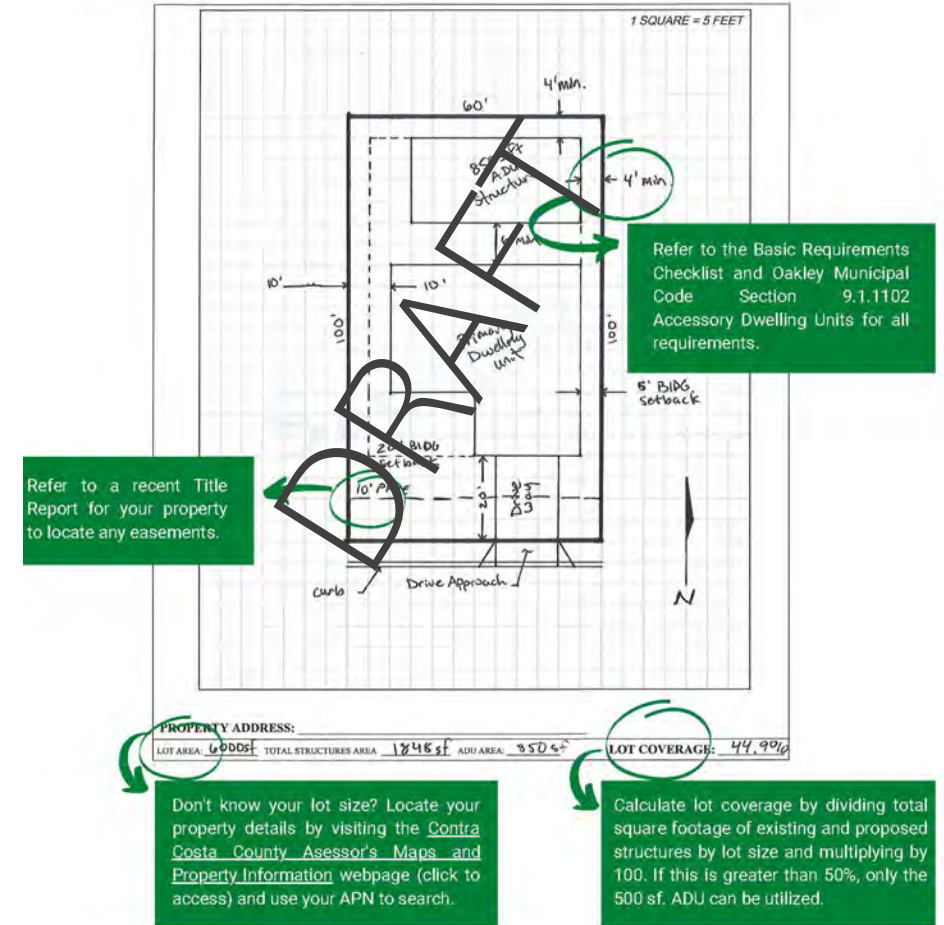


STEP 3. PREPARE & SUBMIT YOUR ADU APPLICATION PACKAGE

Application requirements for your ADU project are outlined on Page 18 of this guide. Once you submit a complete and accurate application package and pay your plan check fees, your application will be reviewed for completeness, accepted, routed, and reviewed by the City of Oakley. Building permits will be issued upon approval and then inspections can be scheduled post-construction.

FINDING YOUR ADU FIT

To determine which pre-approved ADU layout fits your property (i.e., which ADU meets setback and lot coverage requirements), we recommend using the [Plot Plan Template](#) (click to access) to sketch out your property. For any questions, contact the City of Oakley Planning Division, 3231 Main St, Oakley, CA 94561, (925) 625-7000.



Primary Challenges

- Translating the state ADU laws and the City's ADU ordinance into an easy-to-understand, user-friendly guidance document.

Lessons Learned/Advice

- Understand the applicable CBC thresholds to design pre-approved plans that are cost-effective.

Next Steps

- Finalize and Roll Out Program

Note: answers are from PCE's experience



Section 5.

Key Takeaways



Key Takeaways

- 1. Eliminate Barriers:** Although many barriers have been eliminated by the state, there are still many hurdles that prevent or make it difficult for a homeowner to get through the process. Having a full ADU program that assists from beginning to end is ideal.
- 2. Get the Word Out:** Many homeowners have no idea that many of the barriers that prevented an ADU on their property in the past have been eliminated. Use Social Media, Website, City Events, or other forms of outreach.
- 3. Simplify:** ADU regulations are complex, and it is easy to overregulate and make circumstances more complex than needed. Simplify whenever possible.

Q&A



Thank You

Precision Civil Engineering

1234 O Street

Fresno, CA 93721

559.449.4500

Bonique Emerson

bemerson@precisioneng.net

Jenna Chilingarian

jchilingarian@precisioneng.net