

### Frequently Asked Questions (FAQs) – Accessory Dwelling Units

#### What is an Accessory Dwelling Units (ADU/JADU)?

Property owners with parcels containing a single-family home or multi-family residence in most areas of the City may create a relatively small “accessory” rental unit by either:

- 1) Converting one or more rooms entirely within an existing house.
- 2) Adding room(s) to a house.
- 3) Building a separate detached ADU.
- 4) Converting a garage or other accessory structure on the property. ADU details are outlined on the City’s website devoted to [Accessory Dwelling Units](#).

#### What are the benefits of ADUs?

- ADUs are an **affordable** type of home to construct in California because they do not require paying for land, major new infrastructure, structured parking, or elevators.
- ADUs can provide a **source of income** for homeowners, and apartment owners.
- ADUs are built with **cost-effective wood frame construction**, which is significantly less costly than homes in new multifamily infill buildings.
- ADUs allow **extended families** to be near one another while maintaining **privacy**.
- ADUs can provide as much **living space** as many newly-built apartments and condominiums, and they’re suited well for couples, small families, friends, young people, and seniors.
- ADUs give homeowners the **flexibility** to share independent living areas with family members and others, allowing seniors to age in place as they require more care.
- ADUs are possible on parcels containing single-family and multi-family uses.

**What are JADUs?** Junior Accessory Dwelling Units (JADUs) are allowed to be created within the walls of a proposed or existing single-family residence and shall contain no more than 500 square feet. JADUs offer

additional housing options. They may share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. JADUs present no additional stress on utility services or infrastructure because they simply repurpose existing space within the residence and do not expand the dwellings planned occupancy.

**What is an attached (addition/new construction) ADU?** An attached ADU connects to an existing house, typically through the construction of an addition along the home's side or rear. The maximum size is no more than 50% of the floor area of an existing or proposed primary dwelling unit.

**What is a detached (new construction) ADU?** A detached ADU is a separate stand-alone structure from the primary structure, such as a cottage, and can be added to both single-family and multi-family properties. The maximum size is 1,200 sf.

**What is a conversion to an ADU?** An ADU created by an interior conversion of existing habitable or non-habitable space within a single-family dwelling or conversion of a legally built detached accessory structure/building. The maximum size for a conversion is 850sf for a studio and one bedroom and 1,000 sf for 2+ bedrooms.

**What is a conversion to a JADU?** A JADU created by an interior conversion of some portion of a single-family dwelling into a living space that is not more than 500 sf.

**As the property owner, am I required to live on the property to have a JADU?** The owner of the property with a JADU is required to live in either the primary dwelling or the JADU. A deed restriction will be recorded against the property title.

**Is there Deed Restriction documents required for JADUs?** Yes, JADUs require a deed restriction recorded at the El Dorado County Recorder Clerk's Office. The following are the specific requirements for JADUs: (1) The JADU shall not be sold separately from the primary residence; (2) The JADU must include access to a full bathroom at all times without time

limitations; (3) The JADU shall not be rented for periods of less than 31 days; and (4) Either the primary residence or JADU unit or any other Accessory Dwelling Unit permitted on the property shall be owner-occupied ([see example](#)).

**As the property owner, am I required to live on the property to have an ADU?** The property owner is not required to live on the property with the creation of an ADU (between Jan 1, 2020 to Jan 1, 2025); however, the owner must record a covenant and agreement.

**Are Impact and Capital Improvement Charges (CIC) required to be paid for the creation of a JADU or ADU?** JADU's and ADUs less than 750 sf do not require the payment of impact or CIC fees unless in conjunction with a new single-family dwelling. An ADU equal to or greater than 750 sf require impact and CIC fees to be collected proportional to the square footage of existing dwelling unit ([see example page](#)).

**Can a JADU or ADU be a short term rental?** Short-term rentals are not allowed with residential zones. Short-term rentals are only able to be permitted in the Highway Commercial Zone (HWC) and the Central Business District (CBD).

**What is the maximum height for a new detached or attached ADU in the single-family dwelling?** The maximum height should not exceed the height specified within the set zone for the property or two stories.

**What is the maximum height for a new detached ADU for a multi-family complex?** The maximum height for an ADU for a multi-family complex is 16 feet.

**Is a separate entrance required for a JADU or ADU?** Separate exterior entrance is required for both a JADU and ADU. For multi-family dwelling an independent entrance (entrance in to a hallway, stairwell or other common space) is required or for a detached ADU and exterior entrance is required.

**Does an ADU require a full kitchen?** Yes, a full kitchen is required. A full kitchen requires habitable space used for preparation of food that contains

at least a sink, refrigerator of no less than 10 cubic feet, and either a cooktop and an oven or a range.

**Does a JADU require a full kitchen and bathroom facilities?** JADU's require the installation of an efficiency kitchen (includes a sink, a cooking facility with appliances that do not require electrical service greater than 120 volts or propane gas and food preparation counter and storage cabinets). A bathroom may be within the JADU or a shared bathroom with the primary dwelling; if shared, access to the full bathroom must be available at all times. If a shared bathroom, then there must be a door between the JADU and primary dwelling.

**Is there Deed Restriction documents required for ADUs?** Yes, ADUs require a deed restriction recorded at the El Dorado County Recorder Clerk's Office. The following are the specific requirements for ADUs: (1) ADU shall not be sold separately from the primary residence; (2) The ADU shall not be rented for periods of less than 31 days, and (3) No expansion of the ADU or the primary residence shall occur, nor shall any other work on the property be done that requires a ministerial or discretionary permit without first obtaining the required permit(s) from the City ([see example](#)).

**Are there parking requirements?** JADU's are not subject to parking requires unless the JADU is created within an attached garage. "JADUs created in the attached garage are not subject to the same parking protection as ADUs and could be required by the local agency to provide replacement parking" (see page 24 in the [HCD handout](#)).

For single-family ADUs, one parking space permit unit is required for ADUs, unless the following applies: If the ADU is within a ½ mile walking distance of public transit or located within a historic district. Replacement parking for the primary dwelling is not required when a garage, carport, or covered parking structure is physically replaced by an accessory dwelling unit.

For multi-family ADUs, one parking space per unit is required for ADUs. Replacement of parking required for any loss of parking through new constructions.

**How do I get a site/plot plan of my property?** The Development Services Department does not maintain official maps or recorded deeds of individual properties. If a site plan was prepared for a previous permit, that plan may be available. It is best to contact the [El Dorado County Office Assessor's Parcel](#) Maps for reference in determining the proximity and shape of all parcels within the County, including the cities. Assessor's maps provide a great deal of useful information, including the boundaries of cities and special districts, delineated by Tax Area Codes; they may reflect recorded easements, and they may specify a recorded map number. Assessor's parcel numbers are assigned for tax purposes and do not necessarily reflect legally created parcels. One legally created parcel may contain one or more Assessor's Map numbers, especially if the property is divided by a road, a creek or a special district. Do not assume that this map reflects a legal parcel, multiple parcels or legal boundaries.

**How do I locate my property's assessor's parcel number/tax number (APN)?** The APN number can be located by going to the following webpage <https://www.cityofplacerville.org/zoning-look-up-for-Street-Addresses>