



## Development Services Department

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## SUMMARY OF ACCESSORY DWELLING UNIT REGULATIONS

Effective January 1, 2020

### Processing + Land Use Development Standards

Building permits for ADUs will be ministerially approved within **60-days** of receiving a **complete** application.

	JADU <sup>1</sup>	SINGLE – FAMILY ADU			MULTIFAMILY ADU	
ADU Type	 Conversion JADU <sup>1</sup> <i>[interior conversion of some portion of a single-family dwelling]</i>	 Conversion ADU <sup>2</sup> <i>[interior conversion of existing habitable or non-habitable area within a single-family dwelling, or conversion of a legally built detached accessory structure or accessory building]</i>	 Detached ADUs <i>[new construction]</i>	 Attached ADU <i>[addition/new construction]</i>	 Conversion ADU <i>[interior conversion of existing non-habitable area of multifamily building]</i>	 Detached ADUs <i>[new construction]</i>
Zoning	Allowed on all lots zoned for <u>residential use</u>					
Number of Accessory Units	1	1			At least one and no more than 25% of the existing unit count in multifamily building. <sup>3</sup>	2
Maximum Size (Square Feet)	500	850 for studio and 1 bedroom 1,000 for 2+ bedrooms	1,200	No more than 50% of the floor area of an existing or proposed primary dwelling unit	850 for studio and 1 bedroom 1,000 for 2+ bedrooms	1,200
Maximum Height (Feet)	N/A	N/A	16		N/A	16
Side Setbacks (Feet)	N/A	N/A	4		N/A	4
Rear Setbacks (Feet)	N/A	N/A	4		N/A	4
Entrance(s)	Exterior entrance required.	Exterior entrance required.			Independent entrance required. <sup>4</sup>	
Kitchen	Efficiency kitchen required. <sup>5</sup>	Full kitchen required. <sup>6</sup>				
Parking Requirements	N/A	No parking required for ADUs. Replacement parking for existing dwelling unit(s) not required when a garage, carport, or covered parking structure is physically replaced by an accessory dwelling unit.				
Deed Restrictions	The owner of the property must record a deed restriction to include the requirements listed in Government Sections 65852.2 and 658582.22.	The owner of the property must record a covenant and agreement with the El Dorado County Recorder Clerk's Office that restricts the sale of the ADU from the existing dwelling unit(s) and prohibits Short Term Rentals.				
Owner Occupancy	Required for either single-family dwelling or JADU.	Not required for ADUs permitted between January 1, 2020 and January 1, 2025.				
Short Term Rentals	Prohibited					
Impact Fees (Traffic and Park)	None	<u>ADUs Less than 750 SF</u> - None <u>ADUs Equal to or Greater than 750 SF</u> - Impact fees collected must be proportional to square footage of existing dwelling unit(s).				
Utility Fees and Connections (Capital Improvement Charges - CIC)	No connection fee or capacity charge and no direct line required between ADU or JADU and utility unless in conjunction with a new single-family dwelling.	Connection fee or capacity charge "proportionate to the burden" of the ADU and may require new or separate utility connections.				

Revised 03-12-20

<sup>1</sup> A Junior ADU (JADU) is a small dwelling unit created from some portion of a single family dwelling. These units can have their own bathroom facilities or share with the single family dwelling.

<sup>2</sup> Conversions do not allow modifications to building footprint/ dimensions of legally built accessory structures or buildings, except where sufficient egress and ingress may be accommodated. In such instances, an accessory structure or building may expand up to 150 square feet.

<sup>3</sup> When calculating, round down to the nearest integer.

<sup>4</sup> Exterior entrance not required, but independent entrance (e.g. off hallway, stairwell or other common space) is required.

<sup>5</sup> An efficiency kitchen includes 1) a sink; 2) a cooking facility with appliances that do not require electrical service greater than 120 volts or natural or propane gas; and 3) food preparation counter and storage cabinets.

<sup>6</sup> A full kitchen requires habitable space used for preparation of food that contains at least a sink, a refrigerator of no less than 10 cubic feet, and either a cooktop and an oven, or a range.

N/A = not applicable

SF = square feet