



# Development Services Department

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## SUMMARY OF ACCESSORY DWELLING UNIT REGULATIONS

Effective January 1, 2023

Revised 01/19/2023

### 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	
<b>ADU Type</b>	 <b>Conversion JADU<sup>1</sup></b> <i>[interior conversion of some portion of a single-family dwelling]</i>	 <b>Conversion ADU<sup>2&amp;3</sup></b> <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>	 <b>Detached ADUs</b> <i>[new construction]</i>	 <b>Attached ADU</b> <i>[addition/new construction]</i>	 <b>Conversion ADU<sup>2</sup></b> <i>[interior conversion of existing non-habitable area of multifamily building]</i>	 <b>Detached ADUs</b> <i>[new construction]</i>
<b>Lot</b>	A JADU may be established on a lot with one single family dwelling	An ADU may be established on a lot that has an existing or proposed single-family or multi-family dwelling.				
<b>Zoning</b>	Allowed on all lots zoned for <u>single-family residential use</u>				Allowed on all lots zoned for <u>multi-family residential use</u>	
<b>Number of Accessory Units</b>	1 <sup>4</sup>	1 <sup>5</sup>			Interior Conversion ADU: At least one and no more than 25% of the existing unit count in multifamily building. <sup>6</sup> Detached ADU: 2	
<b>Maximum Size (Square Feet)</b>	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
<b>Maximum Height (Feet)</b>	N/A	N/A	Not to exceed the maximum height within the specified zone or two stories		N/A	16
<b>Side Setbacks (Feet)</b>	N/A	N/A	4		N/A	4
<b>Rear Setbacks (Feet)</b>	N/A	N/A	4		N/A	4
<b>Front Setbacks</b>	N/A	N/A	Required zone setback, not precluding a ADU of 800 sf		N/A	Required zone setback, not precluding a ADU of 800 sf
<b>Entrance(s)</b>	Exterior entrance required.	Exterior entrance required.			Independent entrance required. Exterior entrance required for a detached ADU. <sup>7</sup>	
<b>Kitchen</b>	Efficiency kitchen required. <sup>8</sup>	Full kitchen required. <sup>9</sup>				
<b>Parking Requirements</b>	JADUs created in the attached garage are not subjected to the same parking protections as ADUs	One parking space per 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 an 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.			One parking space per unit is required for ADUs. Replacement of parking required for any loss of parking through new constructions.	
<b>Deed Restrictions</b>	The owner of the property must record a deed restriction to include the requirements listed in Government Sections 65852.2 and 65852.22.	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.				
<b>Owner Occupancy</b>	Required for either single-family dwelling or JADU.	Not required for ADUs permitted between January 1, 2020 and January 1, 2025.				
<b>Short Term Rentals</b>	Prohibited					
<b>Impact Fees (Traffic and Park)</b>	None	ADUs Less than 750 SF - None ADUs Equal to or Greater than 750 SF - Impact fees collected must be proportional to square footage of existing dwelling unit(s).				
<b>Utility Fees and Connections (Capital Improvement Charges - CIC)</b>	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.				

<sup>1</sup> A Junior ADU (JADU) is a small dwelling unit created from some interior portion of a single family dwelling. These units can have their own bathroom facilities or share with the single family dwelling. May include up to 150sf of entrance space.

<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 is allowed for ADUs on lots with single family dwelling.

<sup>3</sup> A Conversion ADU is permitted in an existing accessory structure on both single/multi-family lot.

<sup>4</sup> Lots with multiple detached single-family dwellings may only have one ADU.

<sup>5</sup> Both a JADU and an ADU may exist on a lot zoned with one single-family dwelling.

<sup>6</sup> When calculating, round down to the nearest integer.

<sup>7</sup> Exterior entrances are required for detached ADUs. An ADU created from an interior conversion requires an independent entrance (e.g. off hallway, stairwell or other common space).

<sup>8</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>9</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