



## Accessory Dwelling Units: Frequently Asked Questions

### WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

An **Accessory Dwelling Unit (ADU)** is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation.

A **Junior Accessory Dwelling Unit (JADU)** is a subset of ADUs entirely contained within an existing or proposed single-family residence no larger than 500 square feet that includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure and includes an efficiency kitchen.

### HOW DO I APPLY FOR AN ADU OR JADU?

A completed building permit application along with all submittal requirements must be submitted electronically to the Building Department through the City's [online portal](#). For questions regarding the application process, the Building & Safety Division can be contacted at (916) 851-8760 or via email at [PermitServices@cityofranchocordova.org](mailto:PermitServices@cityofranchocordova.org).

### HOW MANY ADUs CAN I BUILD ON MY PROPERTY?

One attached or detached ADU + one junior ADU.

### ADU AND JADU DEVELOPMENT STANDARDS (for zones which allow single-family homes)

	Detached ADU	Attached ADU	JADU
<b>Maximum Lot Coverage</b>	Per the zoning district standards		n/a
<b>Maximum Floor Area</b>	Studio/one-bed: 850 square feet Two+ bed: 1000 square feet	Studio/one-bed: 850 square feet Two+ bed: 1000 square feet Total floor area cannot exceed 50 percent of the primary dwelling <sup>1</sup>	500 square feet
<b>Minimum Setbacks<sup>2</sup></b>	Front yard: Per the zoning district standard for the primary dwelling. Side yard: 4 feet Rear yard: 4 feet		n/a
<b>Maximum Height</b>	16 feet <sup>3</sup>	25 ft or the height limitation in the zoning district for the primary dwelling, whichever is lower.	n/a
<b>Building Separation</b>	6 feet <sup>1</sup>	N/A	
<b>Access</b>	n/a	Exterior access separate from the main entrance to the primary dwelling is required.	
<b>Parking</b>	One off-street parking space, covered or uncovered, is required for each attached and detached accessory dwelling unit or bedroom. <sup>4</sup> Spaces may be provided as tandem parking on a driveway.		No additional off-street parking is required for the junior accessory dwelling unit.
<b>Design</b>	Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.		n/a

<sup>1</sup> No provisions within RCMC 23.901.060, including lot coverage or legal nonconformity, shall preclude an attached minimum 800-square-foot accessory dwelling unit that is at least 16 feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

<sup>2</sup> These are the general setback standards, and they may vary depending on existing easements.

<sup>3</sup> Maximum height may be increased to 18 feet if the lot is within one-half of one mile walking distance of a major transit or high-quality transit corridor.

<sup>4</sup> See RCMC 23.901.060(L) for parking exemptions.



**IS THE ADU REQUIRED TO HAVE FIRE SPRINKLERS?**

Fire sprinklers are required for the newly built ADU when the existing primary dwelling has an automatic residential sprinkler system. Existing dwellings designed and constructed prior to the requirement for an automatic residential sprinkler system adding an attached accessory dwelling unit are not required to provide an automatic residential sprinkler system. For additional guidance on ADUs and fire sprinkler system requirements, please consult the Office of the State Fire Marshal.

**IS THE ADU REQUIRED TO HAVE SOLAR?**

The ADU structure may require PV panels per the California Energy Code. Please consult with a professional energy consultant for requirements and exceptions to installing a PV solar system.

**WHAT FEES ARE ASSOCIATED WITH THE PERMIT?**

No city-imposed impact fees shall be charged for an accessory dwelling unit that is less than 750 square feet in size. For accessory dwelling units 750 square feet or larger, city-imposed impact fees shall be charged proportionately in relation to the square footage of the primary dwelling. For more information regarding the permit fees, please contact the Building & Safety Division.

**CAN I RENT THE ADU AS A SHORT-TERM RENTAL (30 DAYS OR LESS)?**

No, the ADU can only be rented for a period longer than 30 days.

**CAN THE ADU BE SOLD SEPARATE FROM THE PRIMARY DWELLING?**

In most cases, the ADU cannot be sold or conveyed separately from the primary dwelling unit. See Government Code Section 66341.

**CAN THE ADU HAVE A SEPARATE ADDRESS FROM THE PRIMARY DWELLING?**

JADUs and attached ADUs cannot be assigned a separate address from the house. Detached ADUs can receive a separate address upon request during the building permit process. In order to have a separate address the ADU must meet the following: physically detached from the primary dwelling unit, utilities separately billed and installed, mail receptacle (if cluster boxes, property owners need to make arrangements with USPS to add a slot to existing cluster boxes). For more information regarding addressing, please contact the Public Works Department at 916-851-8710.

**ADDITIONAL CONTACTS**

<b>Agency</b>	<b>Contact Number</b>	<b>E-Mail</b>
SMUD	916-732-5700	<a href="mailto:Design.Construction@smud.org">Design.Construction@smud.org</a>
PG&E	1-877-660-6789	Call to contact
Sacramento Area Sewer District	916-876-6100	<a href="mailto:questions@sacsewer.com">questions@sacsewer.com</a>
Sacramento County Water Agency	916-874-6851	<a href="mailto:utilities@saccounty.net">utilities@saccounty.net</a>
Golden State Water Company	1-800-999-4033	<a href="mailto:customerservice@gswater.com">customerservice@gswater.com</a>
California American Water	916-568-4251	Call to contact
Sacramento Metro Fire District	916-859-4330	<a href="mailto:crrdstaff@metrofire.ca.gov">crrdstaff@metrofire.ca.gov</a>
Call Before You Dig	811	Call to contact