

# Accessory Dwelling Units

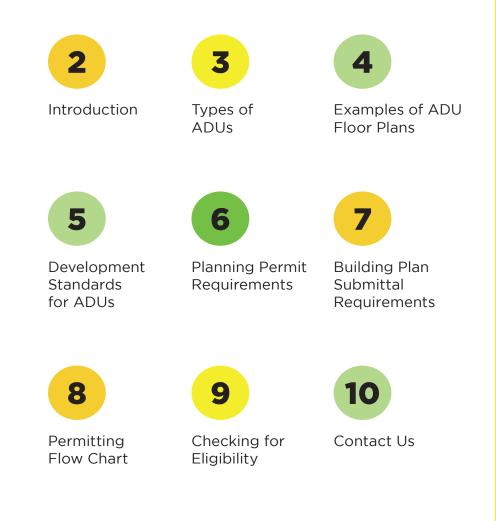
**INFORMATIONAL GUIDEBOOK** 



## Top 10 Things to Know About ADUs

- One ADU may potentially be built on any residentially-zoned lot with an existing or planned single-family home.
- 2 Total living space for a detached ADU cannot exceed 850 sq. ft. for a one-bedroom unit or 1,000 sq. ft. for a unit with two or more bedrooms.
- Total living space for an ADU attached to a residence is capped at 50% of the living space of the existing residence, but never to exceed the square footages listed for a detached ADU.
- 4 Utilities for the ADU may be connected to the primary residence or, if chosen, separate services can be added.
- 5 Detached ADUs must be constructed at least 10 feet away from the existing residence. Conversions of existing detached garages or accessory buildings to an ADU are not subject to this requirement.
- 6 Fire sprinklers are only required in ADUs if the primary residence (stick-built) also has them. When the primary dwelling is a manufactured home, the ADU will require sprinklers.
- 7 Only one parking space is required for a secondary dwelling and can be provided as uncovered parking in a driveway.
- 8 ADUs cannot be sold separately from the primary dwelling.
- **9** The homeowner is not required to live on the property; both the existing house and the ADU can be rental units.
- **10** There are no development impact fees charged by the Town or Paradise Recreation and Park District for ADUs under 750 sq. ft.

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# Introduction





### What is an ADU?

An Accessory Dwelling Unit (ADU) is a residential rental unit with complete independent living facilities located on the same property as an existing single-family home. ADUs can be detached, attached, a garage conversion, or part of the primary dwelling.

### Why build an ADU?

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. Lastly, because ADUs can be rental units, they produce additional household income.

# How to use this guidebook

This handbook provides general guidelines for property owners who want to add an ADU to a lot that already contains an existing home or will be built at the same time as the primary home. Because ADU rules can change, both at a state and local level, be sure to check the Town's website for updates.

# Types of ADUs



### Detached (free-standing structure)

1 bedroom unit—850 sq. ft. maximum. 2+ bedroom unit—1,000 sq. ft. maximum.



### Attached

Cannot exceed 50% of the square footage of the primary residence, but in no case exceed 850 sq. ft. for a 1-bedroom unit or 1,000 for 2+ bedroom units.

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### **Internal Conversion**

Built from existing space within the home, bound by the same square footage limits as an "attached" ADU.

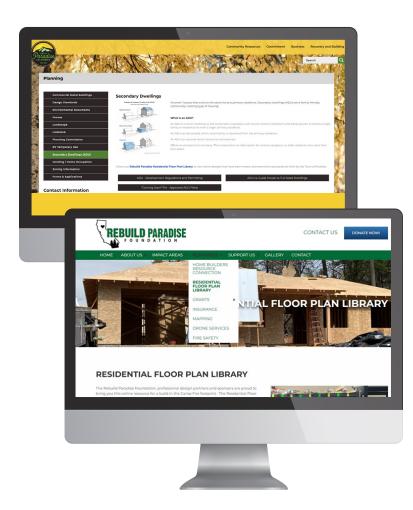


### **Garage Conversion**

Existing garage that's converted to an ADU.

# Examples of ADU Floor Plans

Homeowners can have their own ADU plans drawn or use pre-approved ADU plans offered by the Town of Paradise or the Rebuild Paradise Foundation.



# Development Standards for ADUs

ADU Type	Detached Structure Conversion ADU	Detached ADU	ADU Attached to Existing Primary	ADU Attached to New Primary
Zoning	Potentially allowed on all lots zoned residential or Multifamily—a planning entitlement may be required			
# of ADUs Allowed	1			
Max. Size (sq. ft.)	1 Bedroom = 850 2+ Bedrooms = 1,000		50% of Primary Residence not to exceed 850 sq. ft. or 1,000 sq. ft.	1 Bedroom = 850 2+ Bedrooms = 1,000
Maximum Height	35 feet in all residential zones			
Site Setback	N/A	5' or 10' from property lines per zoning & 10' from primary dwelling	5' or 10' from s lines per zoning	
Street Side Setback	30' from the centerline private road or 50' from the centerline of a town-maintained road, unless otherwise noted in a map of record			
Rear Setback	5' or 10' from rear property lines per zoning or map of record			
Lot Coverage	N/A	V/A 20%-35% maximum building coverage depending on zoning district		overage
Entrance to ADU	Exterior entrance required			
Bathroom	Full bathroom required			
Kitchen	Kitchen required			
Parking Requirement	1 space per ADU			
Owner Occupancy	Not required for primary residence or ADU			
Town Impact Fees	No impact fees on ADUs under 750 sq. ft. Impact fees shall apply for ADUs 750 sq. ft. or larger			
Utility Connections	May be connected to the primary residence or separate services can be added			
Rec District Fees	No impact fees on ADUs under 750 sq. ft. Impact fees shall apply for ADUs 750 sq. ft. or larger			
School Fees	No impact fees on ADUs under 500 sq. ft. Impact fees shall apply for ADUs 500 sq. ft. or larger			

#### REQUIREMENTS

### **Planning Permit**

**The Process:** In all residential zones, an approved Administrative Use Permit is required for an ADU prior to submitting for a building permit. This flow chart shows the route an Administrative Use Permit application needs to follow.

#### **Before Application**

Approved land use review by Town Onsite Wastewater Division Fire Flow completed by Town Fire Department Station 81

#### **Application Submittal**

Fees collected

Planner assigned to application: application materials routed for review (2-3 weeks)

Title

report-

current

within 6

months

Site

plan

#### **Staff Review**

### If the application is complete—

The administrative permit is drafted (1 week) & approved If the application is incomplete— A corrections letter will be sent to the applicant within 30 days of application. Resubmittal is required for review

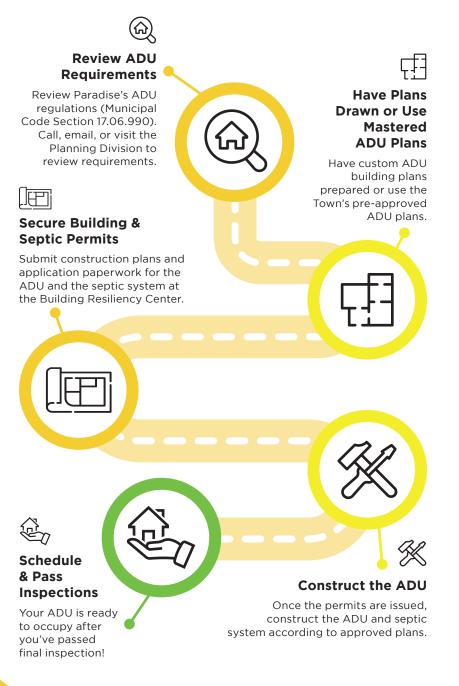
Application approvals—ready to submit building/septic permit applications and plans

#### REQUIREMENTS

## Building Plan Submittal

Custom Home Submittal Checklist	Mastered Plan Submittal Checklist
1 copy of completed Building Permit Application	1 copy of completed Building Permit Application
2 signed sets of complete drawings drawn to the current California Building Codes. All plans must be	2 site plans drawn to an engineer's scale; 1"=20' preferred
legible and a minimum of 24"x 36" in size	Site Specific Reuse Letter from the Plans Designer or Engineer
2 sets of structural calculations or design per conventional construction	1 set of complete pre-approved Job Site Mastered Building Plans
2 sets of energy calculations (Title 24)	1 set of complete pre-approved Job Site Mastered structural calculations and truss calculations (if using)
2 sets of truss calculations (may be deferred)	1 set of complete pre-approved Job — Site Mastered energy calculations
Copy of completed Construction & Demo, Recycling Waste Management Plan	(Title 24) for proposed orientation
Completed Grading & Best Management Practice Form	Completed Grading & BMP Form and Recycling Waste Management Plan
1 post-fire survey completed by a land surveyor or civil engineer licensed in land surveying	1 post-fire survey completed by a land surveyor or civil engineer licensed in land surveying
2 sets residential fire sprinkler plans (may be deferred) with flow test from Paradise Irrigation District (PID)	2 sets residential fire sprinkler plans — (may be deferred) with flow test from Paradise Irrigation District (PID)
1 electronic site plan submitted to PG&E (PG&E application number due at permit issuance)	1 electronic site plan submitted to PG&E (PG&E application number due at permit issuance)

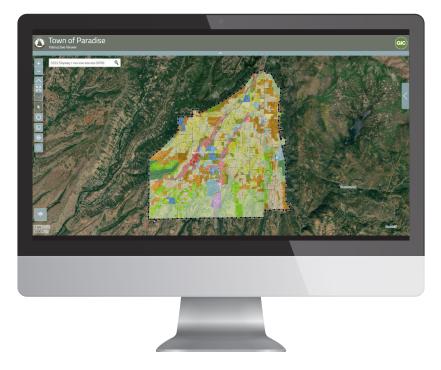
# Permitting Flow Chart



# Checking for Eligibility

### FIND YOUR LOT ON THE TOWN OF PARADISE ZONING MAP

Every parcel in Paradise falls under a specific zone. To build an ADU, your current house must be located in a residential zone. Most residential zones require an Administrative Use Permit (reviewed by staff, no public hearing) to make sure the parcel has the septic capacity and adequate access and water flow for fire suppression. Visit **TownOfParadiseMapping.com** and enter your address to check your zoning.



#### THANK YOU TO OUR SPONSORS

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#### **CONTACT US**

For more information, please contact Planning Division staff at:

#### **Building Resiliency Center**

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Phone: (530) 872-6291 ext. 411 Web: TownOfParadise.com/Planning

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