



Accessory Dwelling Units

INFORMATIONAL GUIDEBOOK



Top 10 Things to Know About ADUs

- 1 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.
- 3 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.



Internal Conversion

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

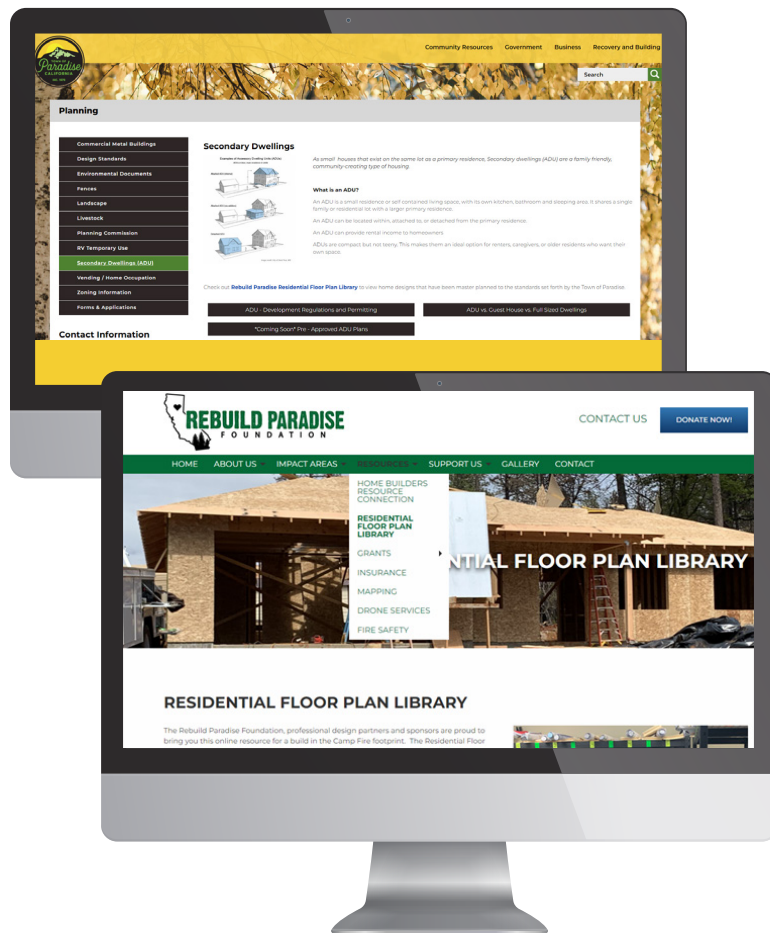


Garage Conversion

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.



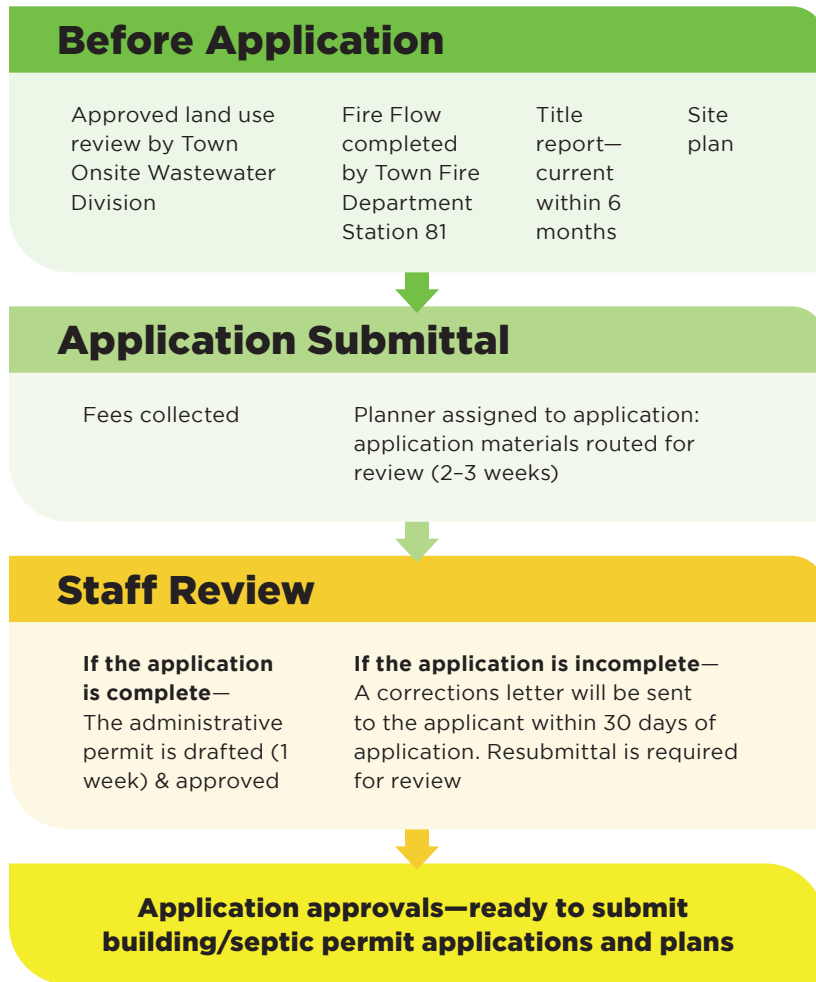
Development Standards for ADUs

| 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 side property 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 | 20%–35% maximum building coverage depending on zoning district | | |
| 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.

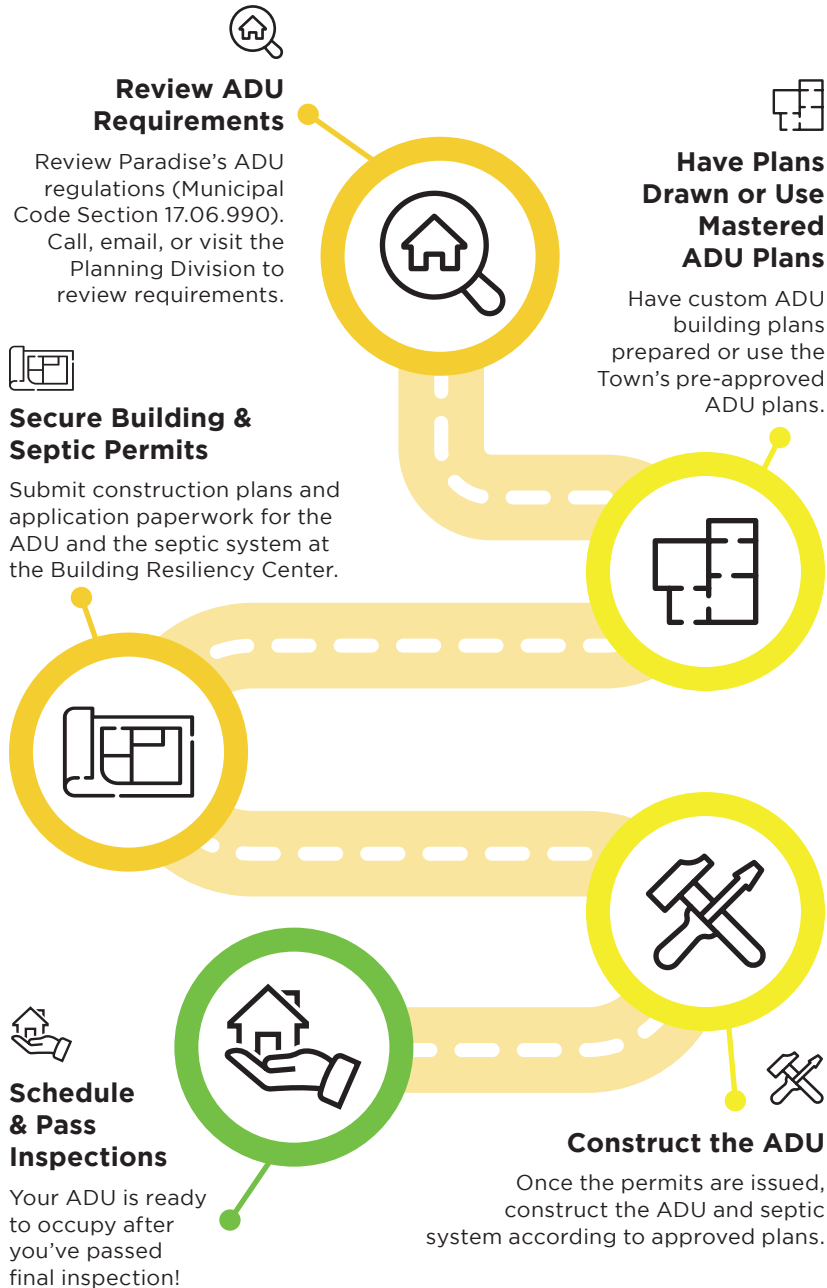


REQUIREMENTS

Building Plan Submittal



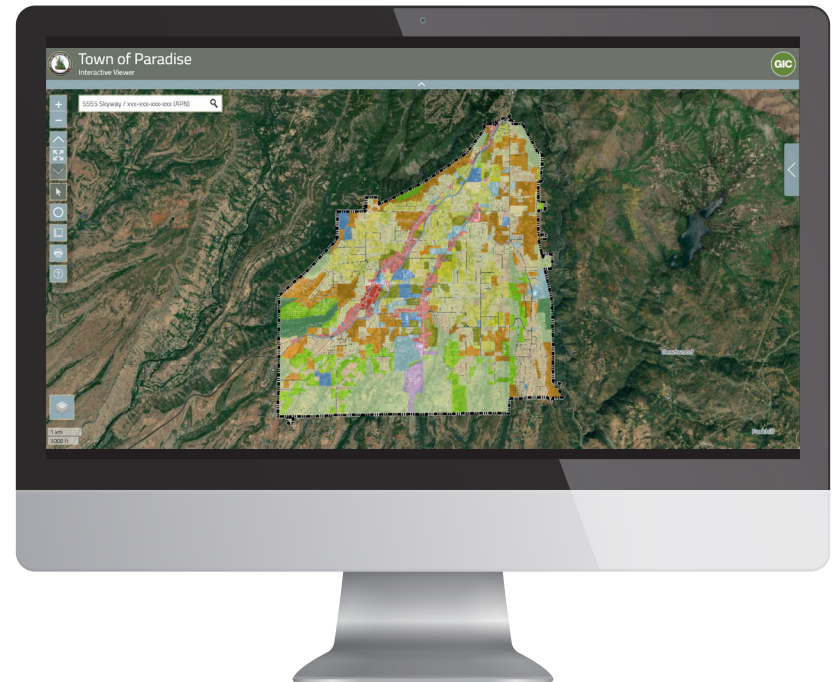
Permitting Flow Chart



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

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TOWN OF PARADISE

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