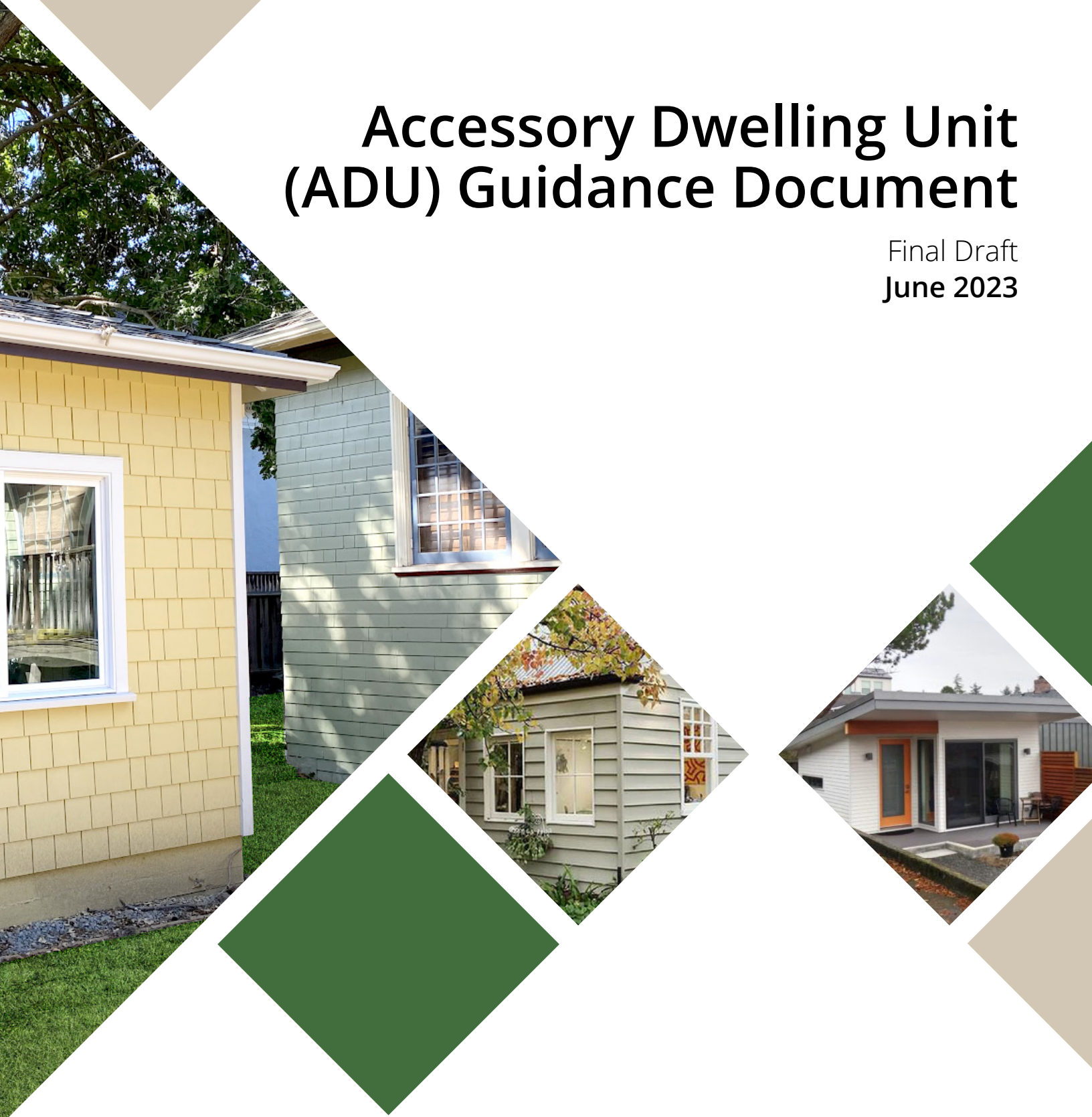


# Accessory Dwelling Unit (ADU) Guidance Document

Final Draft  
June 2023



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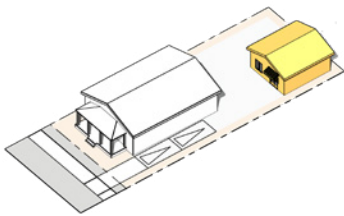
# What's Inside?

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# What is an ADU?

## Accessory Dwelling Unit (ADU)

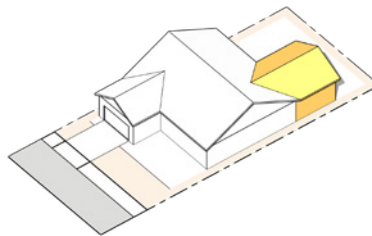
A residential dwelling unit that provides complete independent living facilities — including kitchen and bathroom — and is located on a lot with a proposed or existing primary residence or multi-unit building. (see § 8-5.8004)



1

### Detached ADU

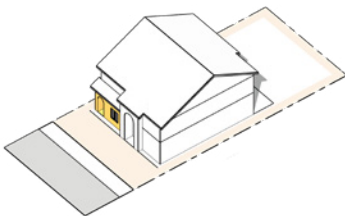
An ADU that is physically separate from the primary building.



2

### Attached ADU

An ADU that is physically attached to the primary building. Although the unit is attached, it must be possible to access via a dedicated entrance that is separate from the primary unit.



3

### Junior Accessory Dwelling Unit (JADU)

A residential dwelling unit that is no more than 500 square feet in size and is contained within a single-family residence. The JADU may share a kitchen – but not a bathroom — with the primary residence to which it is attached. (see § 8-5.8029 and California Government Code § 65852.22)

### Note:

*ADUs and JADUs can be located in newly constructed accessory buildings, additions to primary dwellings and within converted existing spaces such as an existing master bedroom, attached garage, storage area, or an existing accessory structure on the lot of the primary residence that is converted into an independent living unit.*

**ADU TYPE**

**ATTACHMENT TYPE**

**CONSTRUCTION APPROACH**

**JADU**  
Maximum 500 square feet

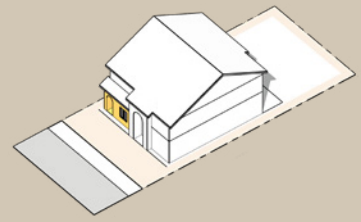
**ADU**  
Maximum 1,200 square feet

**Attached**

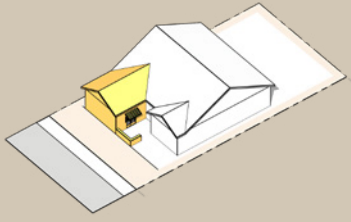
**Attached**

**Detached**

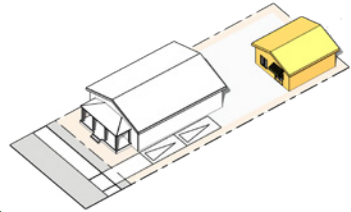
**Conversion**  
No expansion of existing building footprint.



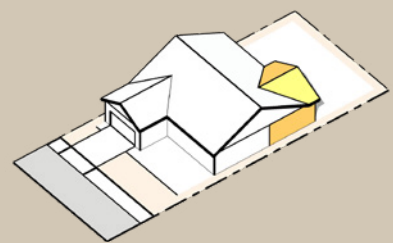
**Conversion**  
No expansion of existing building footprint.



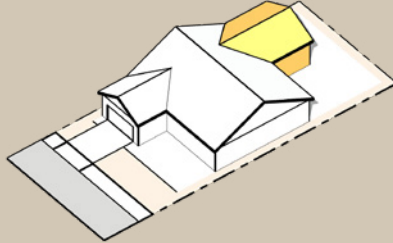
**Conversion**  
May involve expansion of existing building footprint.



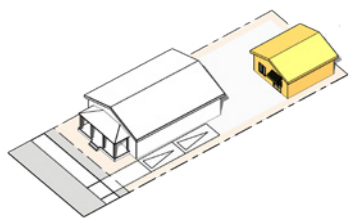
**Addition**  
Expansion of existing building footprint.



**Addition**  
Expansion of existing building footprint.



**New Structure**



*JADUs and Attached ADUs may not look very different from the outside, but have some key differences inside*

# Considerations for Different ADU Types

The following table provides a general comparison of ADU types based on select attributes. Each ADU project will be unique and may not reflect the values in this table. Consider what attributes are most important for your ADU project.

## Cost

A conversion typically does not require construction of a roof or exterior walls, this type can be less expensive to build than other types. In some cases upgrades may need to be made to existing structures, which could add cost.

Consider fees for professional services such as architects and contracts, and fees for permits when calculating an overall budget. Impact fees may be reduced or waived for ADUs, so check with Development Services for the latest impact fee requirements.

## Impact on Primary Dwelling

Accessory units that are contained fully or partially within the primary dwelling unit will reduce the overall square footage available within the primary dwelling unit.



A detached ADU. Photo Courtesy City of Oakland

## Impact on Yard Space

Additions to primary dwellings and new detached dwellings may reduce the amount of usable outdoor space. Careful location on the lot can reduce impact.

## Impact on Parking

Conversion of existing enclosed parking spaces such as a garage or carport may reduce the amount of parking available if space for additional parking cannot be located on the site (none is required).

## Privacy

Accessory units that are contained fully or partially within the primary dwelling, or which share a wall with the primary dwelling may be less private in terms of noise and proximity than fully detached accessory units.



A detached ADU and a two-story primary dwelling. Photo Courtesy The Small House Catalogue

## Garage Conversion

*Converting an existing attached or detached garage into an ADU can be a cost-effective way to add an ADU to your lot, with less construction disruption than may be necessary for other ADU types. Parking spaces lost as a result of converting a garage into an ADU do not have to be replaced.*

*While garage conversions are less stringent than new construction when considering building code, they will be more involved than adapting space that is already considered habitable particularly when considering energy and seismic requirements.*



# Summary Comparison of ADU Types

	Cost	Impact on Primary Dwelling	Impact on Yard Space	Impact on Parking (if converting garage)	Privacy
 JADU Conversion					
 JADU Addition					
 Attached ADU - Conversion					
 Attached ADU - Addition					
 Detached ADU - Conversion					
 Detached ADU - New Construction					

**Key:**

 **Negligible Impact.**

*Example: A conversion of an existing structure that does not require an addition does not impact Yard Space since the size of the yard has not been reduced.*

 **Medium Impact.**

*Example: An Attached ADU Addition could require modifications to the primary dwelling, but does not occupy much, if any, square footage within the footprint of the primary dwelling.*














 **Low Impact.**

*Example: Since it is physically separate, a Detached ADU has a lower impact on the privacy of the primary dwelling in terms of sound and proximity, but may still impact visual privacy.*

 **High Impact.**




















*Example: A conversion of an existing garage would eliminate parking spaces. On a small lot it may not be possible to locate replacement spaces, resulting in a higher impact to parking.*

# Detailed Comparison of ADU Types

	Cost	Impact on Primary Dwelling	Impact on Yard Space	Impact on Parking	Privacy
JADU Conversion	 <p>Costs may be lower than other types since new foundation, roof and exterior walls are not needed.</p>	 <p>The JADU will occupy space within the primary dwelling and an existing bathroom may be shared with the JADU.</p>	 <p>No yard space will be used for the JADU, since it is contained entirely within the footprint of the primary dwelling.</p>	 <p>If an existing garage is converted to a JADU, parking will be eliminated or will be located elsewhere on the lot.</p>	 <p>Shared interior walls and the option to share a bathroom will impact privacy between JADU and primary dwelling.</p>
JADU Addition	 <p>Costs may be higher than a conversion since new foundation, roof and exterior walls are needed.</p>	 <p>Some space within the primary dwelling may be occupied by the JADU and modification to the primary dwelling may be necessary.</p>	 <p>Some yard space may be used for the addition to the primary dwelling where the JADU will be located.</p>	 <p>Existing parking is not likely to be impacted.</p>	 <p>Shared interior walls and the option to share a bathroom may impact privacy between JADU and primary dwelling.</p>
Attached ADU – Conversion	 <p>Costs may be lower than other types since new foundation, roof and exterior walls are not needed. New plumbing may be required for separate bathroom.</p>	 <p>The JADU will occupy space within the building footprint of the primary dwelling, but will be physically separate from the interior space within the primary dwelling.</p>	 <p>No yard space will be used for the JADU, since it is contained entirely within the footprint of the primary dwelling.</p>	 <p>If an existing garage is converted to a JADU, parking will be eliminated or will be located elsewhere on the lot.</p>	 <p>Shared interior walls may impact privacy between the JADU and the primary dwelling.</p>
Key					

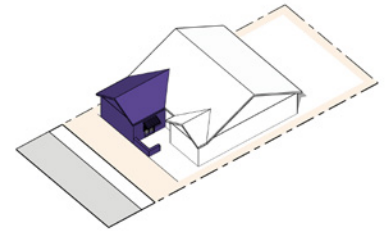
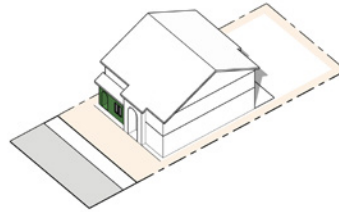


# Detailed Comparison of ADU Types

	Cost	Impact on Primary Dwelling	Impact on Yard Space	Impact on Parking	Privacy
Attached ADU – Addition	 <p>Costs may be higher than a conversion since new foundation, roof and exterior walls are needed.</p>	 <p>Some space within the primary dwelling may be occupied by the ADU and modification to the primary dwelling may be necessary.</p>	 <p>Some yard space may be used for the addition to the primary dwelling where the ADU will be located.</p>	 <p>Existing parking is not likely to be impacted.</p>	 <p>Shared interior walls and the option may impact privacy between ADU and primary dwelling.</p>
Detached ADU – Conversion	 <p>Costs may be lower than other types if new foundation, roof and exterior walls are not needed.</p>	 <p>The ADU is completely separate from the primary dwelling.</p>	 <p>No yard space will be used for the ADU, since it is contained entirely within the footprint of the primary dwelling.</p>	 <p>If an existing garage is converted to a JADU, parking will be eliminated or will be located elsewhere on the lot.</p>	 <p>Since the ADU is completely separate from the primary dwelling, visual privacy will be the primary impact depending on location of building openings.</p>
Detached ADU – New Construction	 <p>Costs may be higher than other types since the ADU will be built from scratch.</p>	 <p>The ADU is completely separate from the primary dwelling.</p>	 <p>No yard space will be used for the JADU, since it is contained entirely within the footprint of the primary dwelling.</p>	 <p>Existing parking is not likely to be impacted.</p>	 <p>Since the ADU is completely separate from the primary dwelling, visual privacy will be the primary impact depending on location of building openings.</p>
Key	 Negligible Impact  Lower Impact  Medium Impact  Higher Impact				

From § 8-5.5004 (Accessory dwelling units) in the Yuba City Municipal Code

# Summary of Development Standards for

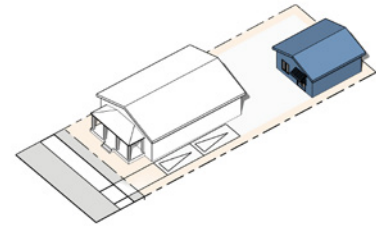
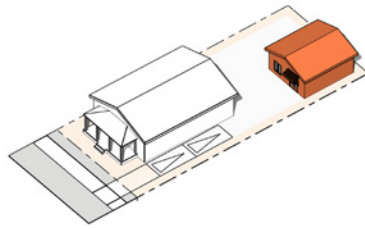
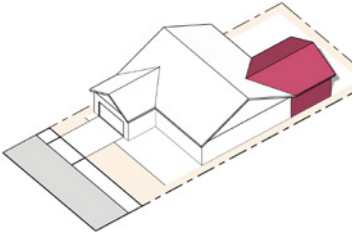


	JADU (Conversion or Addition)	Attached ADU (Conversion)
Zoning	R-1, R2, R-3	R-1, R2, R-3
Location of ADU	Entirely within a proposed or existing single-family dwelling structure.	Within a proposed or existing single-family or multi-family structure.
Max. # ADUs per Lot	1 JADU + 1 ADU per lot	1 ADU + 1 JADU per lot
Min. Lot Size	None (ability to satisfy setbacks and lot cover may be impacted by lot size)	None (ability to satisfy setbacks and lot cover may be impacted by lot size)
Max. Floor Area (sq. ft.)	500	1,200
Max. Height from Ground (ft)	n/a	16
Max. # Stories for Unit	1	1
Min. Front Setback (ft)	Same as zone	Same as zone
Min. Side Setback (ft)	Same as existing structure	Same as existing structure
On 2nd Story in R1	-	-
Min. Side Street Setback (ft)	Same as existing structure	Same as existing structure
On 2nd Story in R1	-	-
Min. Rear Setback (ft)	Same as existing structure	Same as existing structure
On 2nd Story in R1	-	-
Max. Total Lot Coverage*	40% (45% in R1 if all buildings on lot are 1 story)	40% (45% in R1 if all buildings on lot are 1 story)
Unit Entrance	Separate Entrance from Primary Dwelling	Separate Entrance from Primary Dwelling
Parking	None; parking lost to conversion does not need to be replaced	None; parking lost to conversion does not need to be replaced
Kitchen	Efficiency Kitchen	Full Kitchen
Bathroom	Full Bathroom or Access to Existing Full Bathroom in Primary Dwelling	Full Bathroom or Access to Existing Full Bathroom in Primary Dwelling
Facilities	Living, Sleeping, Eating, Cooking	Living, Sleeping, Eating, Cooking

*This table is provided for reference. For complete standards, see § 8-5.5004 (Accessory dwelling units) in the Yuba City Municipal Code. Compliance with building code*

*\* lot coverage shall be relaxed as needed to allow an ADU up to 800 square feet in area.*

# or ADUs



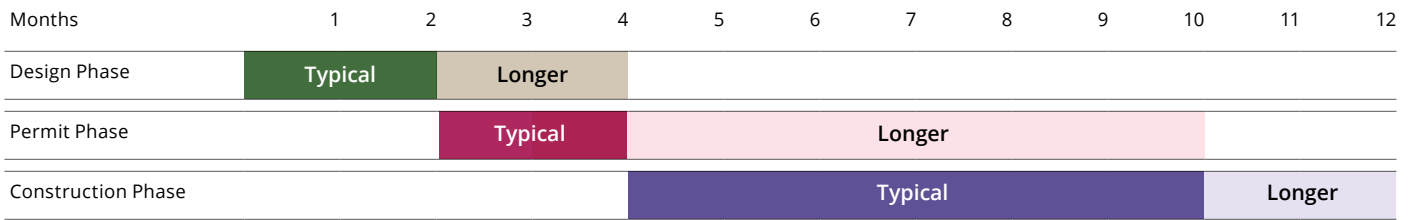
Attached ADU (Addition)	Detached ADU (Conversion)	Detached ADU (New)
R-1, R2, R-3	R-1, R2, R-3	R-1, R2, R-3
Attached to a proposed or existing single-family or multi-family structure.	Within an accessory structure on the same lot as an existing or proposed single-family or multi-family dwelling.	Within an accessory structure on the same lot as an existing or proposed single-family or multi-family dwelling.
1 ADU + 1 JADU per lot	1 ADU + 1 JADU per lot	1 JADU + 1 ADU per lot
None (ability to satisfy setbacks and lot cover may be impacted by lot size)	None (ability to satisfy setbacks and lot cover may be impacted by lot size)	None (ability to satisfy setbacks and lot cover may be impacted by lot size)
Lesser of 1,200 square feet or 50% of floor area of primary dwelling (less existing JADU or Attached ADU)	1,200	1,200
16	16	16; if unit is on second story (such as over a garage) use height in zone; in R1 second story must comply with setback standards in zone
1	n/a	1
Same as zone	Same as zone	Same as zone
4	4	4
-	-	5
4	4	4
-	-	10
4	4	4
-	-	Lesser of 25' or 20% lot depth
40% (45% in R1 if all buildings on lot are 1 story)	40% (45% in R1 if all buildings on lot are 1 story)	40% (45% in R1 if all buildings on lot are 1 story)
Separate Entrance from Primary Dwelling	n/a	n/a
None	None; parking lost to conversion does not need to be replaced	None
Full Kitchen	Full Kitchen	Full Kitchen
Full Bathroom or Access to Existing Full Bathroom in Primary Dwelling	Full Bathroom	Full Bathroom
Living, Sleeping, Eating, Cooking, Sanitation	Living, Sleeping, Eating, Cooking, Sanitation	Living, Sleeping, Eating, Cooking, Sanitation

Code and fire safety codes not summarized in this table are required. For example, if primary dwelling unit includes fire sprinklers, ADU must but be outfit with fire sprinklers.

# ADUs from Start to Finish

## ADU Development Timeline

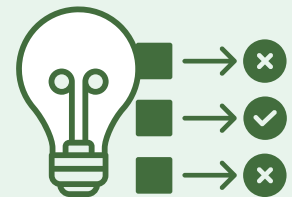
While each project will be unique, the following timeline illustrates the typical amount of time needed for each phase of ADU development. Depending on a variety of factors detailed below, phases may take longer to complete as indicated by the timeline.



ESTIMATED TIMELINE (for planning purposes, individual projects may take more or less time)

## DESIGN PHASE (2-4 Months)

### Step 1: Possibilities and Goals



- ADUs and JADUs are allowed in R-1, R-2 or R-3 zones in Yuba City. [Check here](#) to determine your zone.
- Familiarize yourself with the different types of ADUs (See "[What is an ADU?](#)")
- Determine your budget (how much can you afford to spend to build the ADU) and consider how you are funding the ADU (cash, loans, grants, or other financial assistance). See "[Helpful Resources for ADUs](#)" for links to funding resources.
- Consider and write down project goals**
  - Will the ADU generate income? What are your financial goals (ROI)?
  - Will the ADU be used for "Aging-in-Place"?
  - What will the accessibility needs be?
  - How many people will live in the ADU? Will you live there or will a tenant?
- See the "[ADU Brainstorming Checklist](#)" to identify what type of ADU can fit on your lot, and schedule a preliminary meeting with Development Services to review Pre-Application form.



permits.yubacity.net

Scan this QR code to use Permit Planner tools to start planning your ADU project..

## DESIGN PHASE (CONTINUED)

(2-4 Months)



### Step 2: Design ADU

- 1 Determine project team, including designers, builders, etc.
- 2 Decide on what type of ADU you want to build
- 3 See "[Summary of Development Standards for ADUs](#)" to review the development standards for ADUs
- 4 Work with an architect, designer, design/build contractor or pre-fab vendor as needed to develop and finalize ADU design
  - Consult [§ 8-5.5004. - Accessory dwelling units](#) in the Yuba City Code of Ordinances and applicable City, State and Federal building codes.
  - Consult with the Planning and Building Departments as needed.

### Step 3: Evaluate Budget

- 1 Develop a cost estimate, working with a designer, builder, or pre-fabricated vendor as needed
- 2 Constructing an ADU may increase your property taxes due to a higher assessed property value
- 3 Utility bills such as electricity, gas, water, sewer, and trash may increase as a result of an ADU.
- 4 It may be necessary to refine the ADU design created in Step 3 based on available budget.
- 5 Secure funding (ex: loan, grant) to fund the development of the desired ADU(s)



## PERMITTING PHASE

(2-8 Months)

### Step 4: Prepare and Submit Permit Application

- 1 Finalize building design and prepare construction plans for permit review
  - Submit Certificate of Compliance from the Yuba City Unified School District
  - Submit Plan Review Fee
- 2 Obtain a building permit. See "[How to Obtain a Building Permit](#)" for more detail about the following steps:
  - Submit a "[Plan Check and Building Permit Application](#)" form to the Planning Department or complete the [application online](#).
  - Submit two complete sets of construction plans, plus one electronic plan submittal.
  - Submit Owner Builder Acknowledgment
  - Submit Asbestos Notification Statement for demolition, alteration or addition permits.
- 3 Pay fees. See "Building Permit Fee Calculation Worksheet" to determine fee amounts owed.
  - Pay Building Permit Fee upon permit issuance
  - If required\*, pay Impact Fees at permit issuance or prior to final inspection in Step 6.
- 4 The first Permit Application review will be completed in 15 working days. Subsequent reviews (as needed) will be completed in 5 working days.



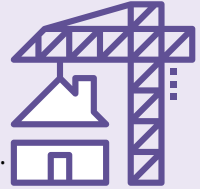
\*Impact Fees may be reduced or waived for ADUs. Check with Development Services for Impact Fee requirements.

# CONSTRUCTION PHASE

(6-8 Months)

## Step 5: Construction + Inspections

- 1 Begin construction of ADU
- 2 Contractor to schedule inspections as required. See "[How to Obtain a Building Permit](#)" for more detail about what inspections are required.
- 3 Final Inspection and Occupancy Permit is required to move in and use the space.
- 4 If required\*, Impact Fees if not paid at permit issuance in Step 5.



*\*Impact Fees may be reduced or waived for ADUs. Check with Development Services for Impact Fee requirements.*

## Step 6: Move-In + Operate Your ADU!

- 1 Building occupation is allowed only after Final Inspection is complete.
- 2 If renting the ADU fulfill landlord obligations for habitable premises per California Civil Code §1941
- 3 Perform regular maintenance of ADU as needed





# ADU Brainstorming Checklist

## 1 Determine zoning

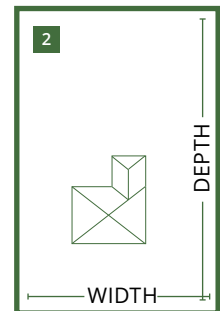
Indicate zoning – see [Zoning Map](#) for reference:

- R-1 One-Family Residence District**
- R-2 Two-Family Residence District**
- R-3 Multiple-Family Residence District**  
(requires zoning clearance, see [§8-5.7002](#))

ADUs are allowed in R-1 and R-2 zones, and in R-3 zones with zoning clearance.

## 2 Determine lot size

$$\text{Lot size} = \frac{\text{---}}{\text{WIDTH}} \times \frac{\text{---}}{\text{DEPTH}} = \frac{\text{---}}{\text{LOT AREA}} \text{ sq ft}$$

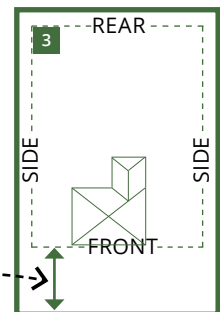


## 3 Determine ADU setbacks

An ADU cannot be located within a setback. Side and rear setbacks are 4 ft. Front setbacks are 15' in R-1, R-2, and R-3.

$$\frac{15}{\text{FRONT}} \text{ ft} \quad \frac{4}{\text{REAR}} \text{ ft} \quad \frac{4}{\text{SIDE}} \text{ ft} \quad \frac{\text{---}}{\text{SIDE STREET}} \text{ ft}$$

FOR CORNER LOTS  
R-1 + R-2: 10ft  
R-3: 15ft



Setback lines indicate how near to the lot line an ADU may be located. ADUs are not allowed between the lot line and a setback line.

## 4 Determine lot coverage

$$\frac{\text{MAX ALLOWED (SEE SIDEBAR)}}{\text{EXISTING}} \% - \frac{\text{EXISTING}}{\text{EXISTING}} \% = \frac{\text{MAX ALLOWED (SEE SIDEBAR)}}{\text{EXISTING}} \% - \frac{\text{EXISTING}}{\text{EXISTING}} \% = \text{ } \% \times \text{LOT AREA sq ft} = \text{AVAILABLE FOR ADU sq ft}$$

An available lot coverage that is small or zero does not mean that an ADU is not possible. See Government Code §65852.2(e) for options.

## 5 Determine maximum possible ADU footprint

Choose the smallest:

- 500 sq ft (for Jr. ADU)
- 1,200 sq ft
- Available square footage for ADU from

## 6 Determine unit size(s) needed

Choose an option that is smaller than or equal to the maximum ADU footprint indicated in

- Studio (typically 150-400 sq ft)
- 1-bedroom (typically 400-750 sq ft)
- 2-bedroom + (typically 750-1,200 sq ft)

### Allowed Lot Coverage

“Lot coverage” is the area of all buildings on a lot, including all projections except eaves and patio covers (see [§8-5.5001\(d\)](#)). Zones where ADUs are allowed limit the amount of lot coverage allowed on a lot, as detailed below. This allowance can be relaxed as needed to allow an ADU up to 800 square feet on a lot that would otherwise exceed maximum allowed lot coverage.

#### R-1 One-Family:

- 40% max.
- 45% max. if all buildings single-story

#### R-2 Two-Family:

- 40% max.
- 45% max. if building is single-unit and single-story

#### R-3 Multiple-Family:




- 60% max.

# 7

## Indicate possible unit type(s)



















Table below indicates possible combinations for unit type, size and construction strategy. Max. 1 ADU + 1 JADU per lot.

**Choose type(s):**

-  Junior ADU
-  Attached ADU
-  Detached ADU

**Choose construction strategy:**

- Conversion of existing space\*
- Addition to existing structure
- Construction of new structure

	Conversion of Existing Space	Addition to an Existing Structure	Construction of a New Structure
Studio	  	 	
1-BR	  	 	
2-BR	 		
3-BR+			

*\*if converting space in a multi-family structure in R-2 or R-3 zones, only the portion of the structure not used as livable space may be converted to an accessory dwelling (ex: storage room, boiler room, passageway, attic, basement, garage, etc.)*

8

## Indicate parking strategy

**No parking for ADU/JADU required if:**

- The unit type is a JADU
- The ADU will be located within 1/2 mile of a transit stop  
(See Yuba-Sutter Transit for current bus stop locations)
- The ADU will be located within a Historic Combining District Zone.

- 1 space per unit required if none of the above apply\*.
- Replacement of parking spaces converted into ADU/JADU not required (ex: if a garage is converted into a dwelling unit)

Indicate number of required parking spaces: \_\_\_\_\_  
SPACES

**Indicate proposed changes to parking on development lot:**

Parking removed \_\_\_\_\_ Parking added \_\_\_\_\_  
                        SPACES   SPACES

**Indicate proposed total parking:**

Parking for primary dwelling \_\_\_\_\_  
  NEW + EXISTING SPACES

Parking for accessory dwelling(s) \_\_\_\_\_  
  NEW + EXISTING SPACES

\*additional conditions that waive parking requirements but which are not applicable in Yuba City at the time of publication of this document (car share on-street parking permit programs) may be available. See **Government Code §65852.2** for these and other parking requirement waivers.

# 9

## Design requirements worksheet:

The following design requirements and considerations are meant to provide an overview of the required and recommended design strategies for ADUs. Consult **§ 8-5.5004. - Accessory dwelling units** in the Yuba City Code of Ordinances and applicable City, State and Federal building codes for specific requirements.



Jr. ADU Conversion/Addition	Attached ADU Conversion*	Attached ADU Addition	Detached ADU Conversion	Detached ADU New Construction
<b>Separate entrance from primary dwelling</b>				
<b>Bathroom:</b> <input type="checkbox"/> Private full bathroom <input type="checkbox"/> Access to existing full bathroom in primary dwelling	<b>Private full bathroom</b>			
	<b>Private full kitchen</b>			
<b>Cooking:</b> <input type="checkbox"/> Full kitchen <input type="checkbox"/> Efficiency kitchen				

*\*to use an existing full bathroom in the primary dwelling to satisfy bathroom facility requirements, an Attached ADU must be located completely within an existing primary dwelling and/or attached garage.*

Continue to **10**

# 10

## Design recommendations

### Access to Unit

- Direct pedestrian connection to sidewalk/street.
- Direct pedestrian connection to parking area.
- Route of access and interior spaces that are accessible to people with limited mobility.
- Design for universal access, especially if to be used for aging in place.

### Privacy

- Locate windows and doors to maximize privacy for ADU, primary dwelling, and neighbors.
- Use skylights, light tubes, and clerestory windows to provide light and air without compromising privacy.
- Privacy for outdoor spaces – will accessory unit and primary dwelling share an outdoor space or will outdoor spaces be separated?



*A garage converted to a JADU provides direct pedestrian access to the sidewalk. Photo courtesy Consulting & Construction Services, Inc.*



*An attached ADU with screening to provide privacy from neighboring buildings. Photo courtesy Hammer and Hand.*



## Quality of Life

- Locate windows to maximize light and airflow.
- Maximize efficiency of closets and cabinets to accommodate storage needs in a small space
- For JADUs and Attached ADUs, place compatible activities on either side of shared walls to avoid noise pollution between units (ex: kitchen or bathroom should avoid sharing wall with bedroom)

## Site Design

- Access to laundry facilities, either within the unit or shared with the primary dwelling.
- Building placement and unit layout relative to location of existing utilities (such as water, sewer and electricity).



*A detached ADU located to maintain usable outdoor space between the ADU and the primary dwelling. Photo courtesy City of Pasadena.*

# Helpful Resources for ADUs

The following is a list of third-party ADU resources, programs and vendors. Vendors included on this list are not affiliated with the City, and their work is not guaranteed by the City. This list is intended as a helpful starting point for researching different ADU options for your property.

## General Educational Resources for ADUs

### **California Department of Housing and Community Development (HCD)**

Comprehensive resource for general JADU and ADU information, including links to funding options, ADU handbook, and additional guidance documents.

### **How-to ADU (YouTube)**

Founder Ryan O'Connell provides videos on an array of ADU-related topics, including state laws,

grants and other funding sources, applicable building and municipal codes, and answers to frequently asked questions.

### **Maxable**

Provides a concierge package to support property owners through all phases of an ADU project, including services like contractor recommendations and products like floor plans.

## Design Services for ADUs

### **American Institute of Architects – Central Valley**

Directory to AIA chapter members, including architects, engineers, and designers.

### **Cottage**

Turnkey ADU product utilizing user-friendly technology to customize ADU design.

### **BuildCasa**

BuildCasa purchases extra or underutilized yard space from your lot (up to \$250,000) and works with local partners to build housing through the California Home Act (SB9).

## Prefabricated ADUs

### **Abodu**

### **Bay Modular**

### **Champion Homes**

### **Connect Homes**

### **Meka Modula**

### **Plant Prefab**

### **prefabADU**

### **Spacial Homes**

### **Type Five**

### **Villa**

## Financial Resources for ADUs

### **California Housing Finance Agency ADU Grant**

Information on eligibility, application, and contacts for the CalHFA ADU Grant Program, which provides up to \$40,000 in assistance to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU, as well as general ADU information.

### **California Community Economic Development Association (CCEDA)**

Additional information for the CalHFA ADU Grant Program, including assistance with applying and a helpful FAQ section.

### **CalHome Program**

State funds to local public agencies and nonprofit corporations for first-time homebuyer mortgage assistance including a home purchase with an ADU or JADU; owner-occupied rehabilitation assistance including rehabilitation of ADUs or JADUs; ADU/JADU assistance including construction, repair, and reconstruction; and homeownership development project loans including predevelopment and carrying costs during construction related to ADUs and JADUs (HCD CalHome program)

### **Local Early Action Planning (LEAP) Grant**

State grants to local jurisdictions including eligible partnerships for housing planning, and developing or improving an ADU ordinance in compliance with Section 65852.2 of the Government Code (HCD LEAP program)

### **Local Housing Trust Fund (LHTF) Program**

Matching funds to local and regional housing trust funds. Funds may also be used for the construction, conversion, repair, reconstruction or rehabilitation of ADUs or JADUs (HCD LHTF program)

### **Regional Early Action Planning (REAP) Grants**

Grants to council of governments (COGs) and other regional entities for activities relating to housing planning and activities including establishing Prohousing Policies such as adopting ADU ordinances or other mechanisms that reduce barriers for property owners to create ADUs (HCD REAP program)

### **SB 2 Planning Grants**

Grants to local governments including eligible partnerships for housing planning and to encourage ADUs and other innovative building types through ordinances, outreach, fee waivers, pre-approved plans, website zoning clearance assistance, and other homeowner tools or finance tools (HCD SB2 program)

### **Community Development Block Grant Program (CDBG)**

Federal funds allocated to non-entitlement jurisdictions, and non-entitlement jurisdictions that partner with non-federally recognized Native American communities for community development activities including single- and multi-family rehabilitation and potential local ADU rehabilitation and planning programs. Applicants must be income qualified in low- to moderate-income households for rehabilitation and areas for planning. Contact your local jurisdictions for more information

# Benefits of ADUs

Accessory Dwelling Units are a type of housing that can be found in communities across California. Recent changes to State ADU Law make developing ADUs easier to help address the community's housing needs and deliver the benefits described below:

- Adds to variety of available housing options
- Does not require purchase of new land or developing new infrastructure since units will fit on most single-family lots (ADU) or within existing dwellings (JADU)
- Suitable in a variety of locations and contexts
- Utilize standard building materials, which may be sourced from local vendors
- Option to utilize prefabricated units and/or modular units
- Provides additional housing in a building form that is compatible with single-family neighborhoods
- Opportunity to earn supplemental income for homeowners when rented out
- Can provide options for independent living and aging in place
- Can provide greater privacy for multi-generational households

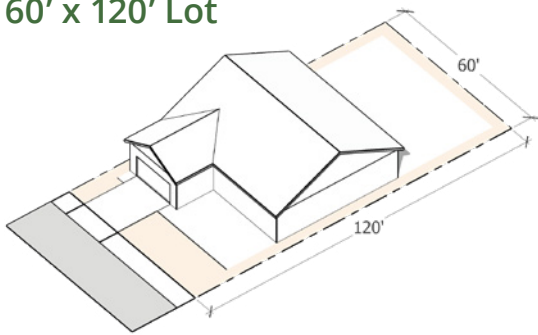


*A detached ADU and a single-story primary dwelling. Photo Courtesy Pam MacRae, Sightline Institute*

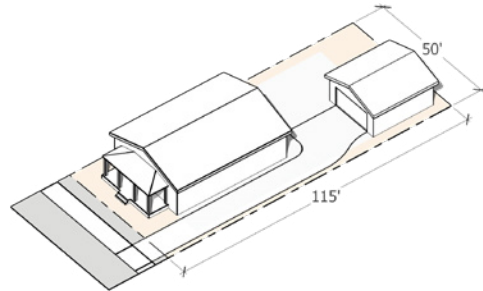
# Example Test Fits

The following pages show how different ADU types can be developed on typical lots in Yuba City. The lot dimensions and proportions (shallow and wide vs narrow and deep) used in these models correspond to actual lot patterns found in different parts of town. The existing buildings are similar to the building types that would be found on the corresponding lot types used in the model. The intent of these models is to show some possible approaches allowed under the City's ADU development standards. Since the existing conditions on specific lots are unique, it is important to note that the approaches modeled in these test fits may not apply to your lot.

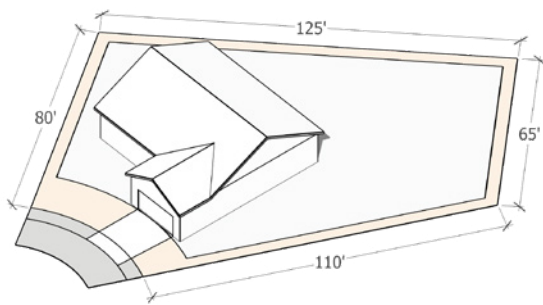
### 60' x 120' Lot



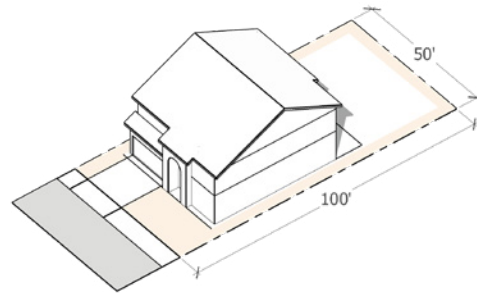
### 50' x 115' Lot



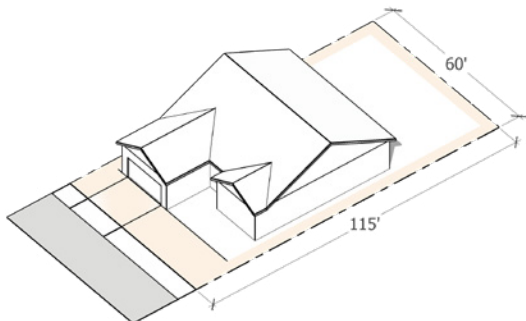
### 5-Sided Lot



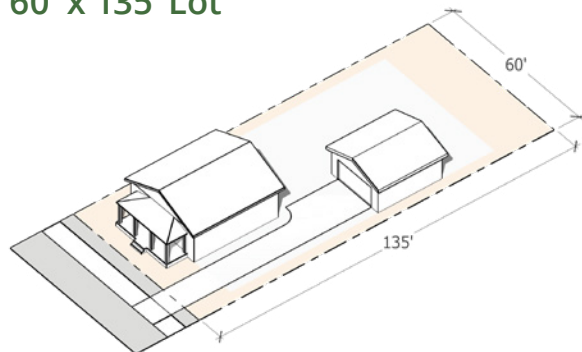
### 50' x 100' Lot



### 60' x 115' Lot



### 60' x 135' Lot

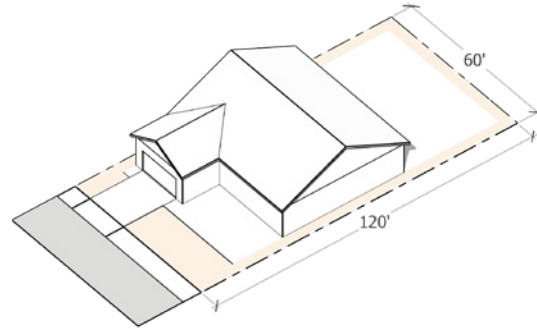




# ADU/JADU Addition — 60'x120' Lot

## Existing Conditions

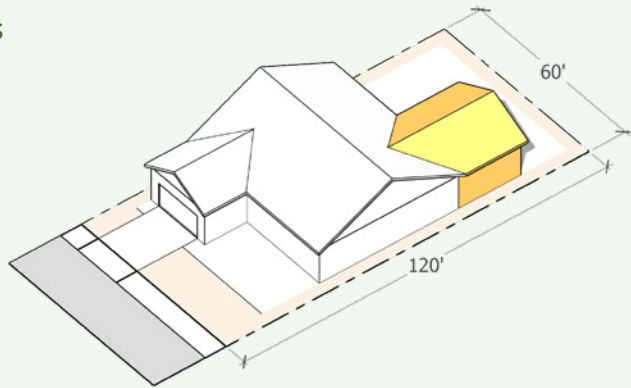
Zone	R-1
Lot Area	7,200 sf
Existing (Primary) Building	2,700 sf
Max. Lot Coverage	45%
Actual Lot Coverage	38%
Existing Parking	2 spaces
Side/Rear ADU Setbacks	4'
Front ADU Setback	15'



## Notes

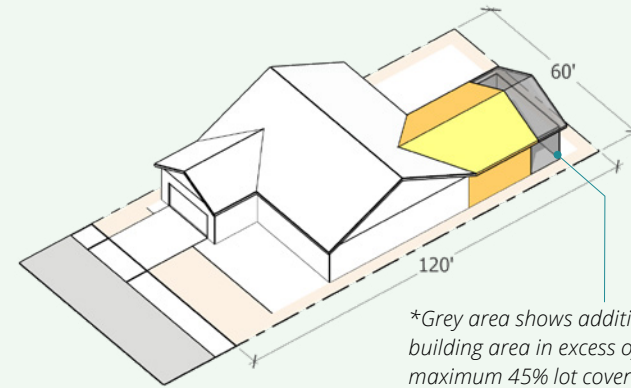
- Additional 5% lot coverage allowed beyond 40% maximum for lots with only single-story buildings.
- No additional parking required for ADU/JADU.
- State Housing Law allows for waiver if zoning code requirements inhibit an ADU/JADU up to 800sf.\*

## Test Fits



### Smaller ADU/JADU Addition (Zoning Code Compliant)

ADU Unit Area	533 sf	Lot Coverage	45%
Unit Height	—	Parking Provided	2 spaces



\*Grey area shows additional building area in excess of maximum 45% lot coverage in zoning code..

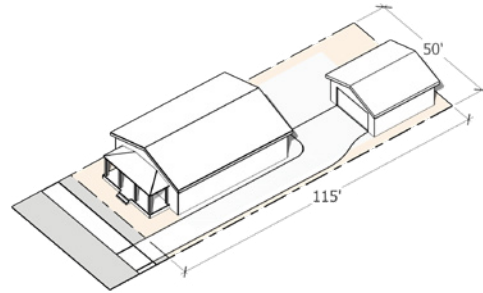
### Larger ADU/JADU Addition (Waiver for Lot Coverage)

ADU Unit Area	800 sf	Lot Coverage*	49%
Unit Height	—	Parking Provided	2 spaces



# Detached ADUs — 50'x115' Lot

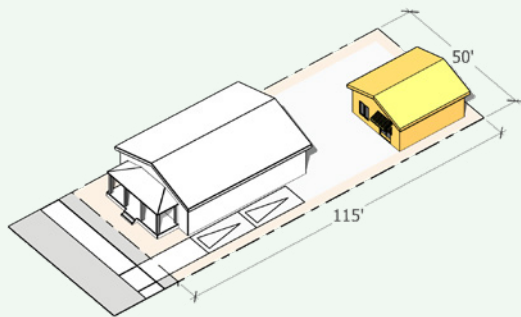
Existing Conditions	
Zone	R-1
Lot Area	5,750 sf
Main Building	1,408 sf
Max. Lot Coverage	45%
Actual Lot Coverage	34%
Existing Parking	2 spaces



## Notes

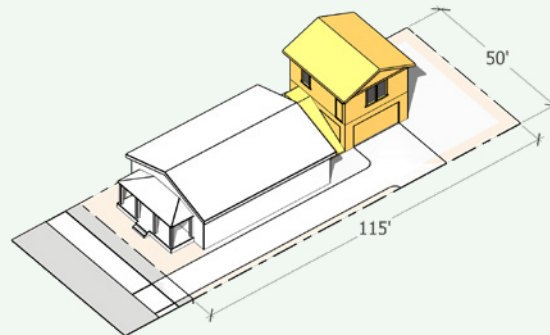
- Additional 5% lot coverage allowed beyond 40% maximum for lots with only single-story buildings.
- §65852.2 of the California Government Code allows for non-replacement of parking when a parking structure (garage) is converted for use as an ADU.
- Single-story ADU height limited to 16'. Roof slope of ADU-over-garage matched to primary building roof slope.

## Test Fits



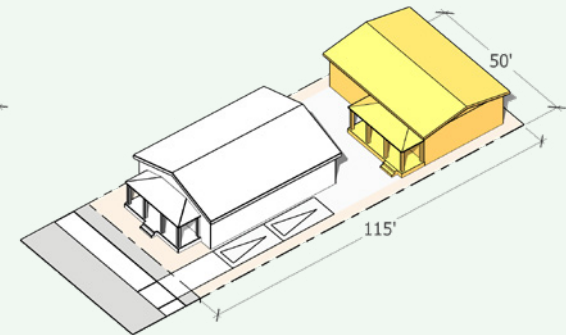
### Detached Garage Converted to ADU

Unit Area	534 sf
Unit Height	16'
Lot Coverage	34%
Parking Provided	2 spaces



### ADU Over Garage (Carriage House)

Unit Area	534 sf
Unit Height	25'
Lot Coverage	34%
Parking Provided	2 spaces



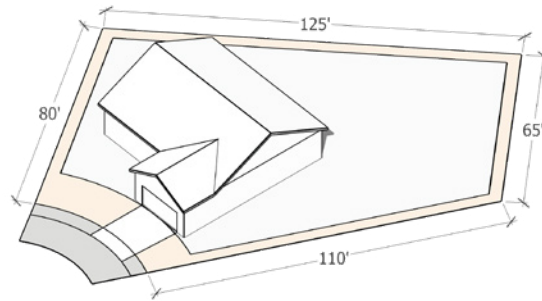
### Larger Detached ADU

Unit Area	1,176 sf
Unit Height	16'
Lot Coverage	45%
Parking Provided	2 spaces

# Detached ADUs — 5-Sided Lot

## Existing Conditions

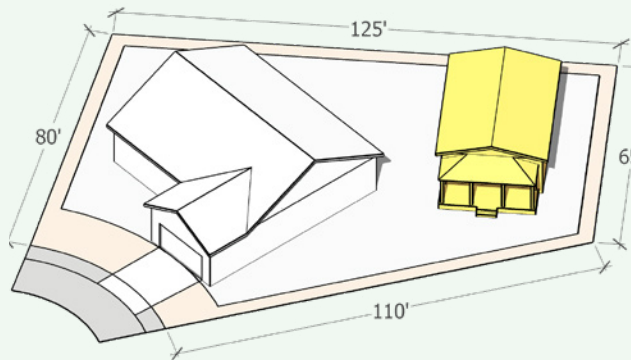
Zone	R-1
Lot Area	11,370 sf
Main Building	2,364 sf
Max. Lot Coverage	45%
Actual Lot Coverage	21%
Existing Parking	2 spaces



## Notes

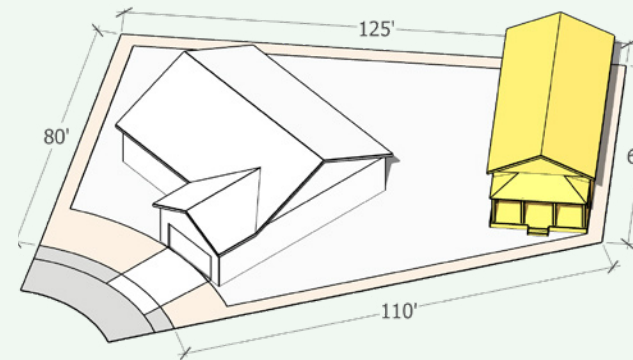
- Additional 5% lot coverage allowed beyond 40% maximum for lots with only single-story buildings.
- Side lot lines intersect with the front lot line. Other two lot lines are rear lot lines.
- No additional parking required for ADU.

## Test Fits



### Smaller ADU

Unit Area	800 sf	Lot Coverage	28%
Unit Height	16 ft	Parking Provided	2 spaces

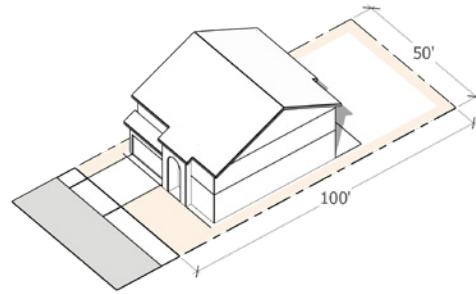


### Larger ADU

Unit Area	1,200 sf	Lot Coverage	31%
Unit Height	16 ft	Parking Provided	2 spaces

# Attached Garage Conversion — 50'x100' Lot

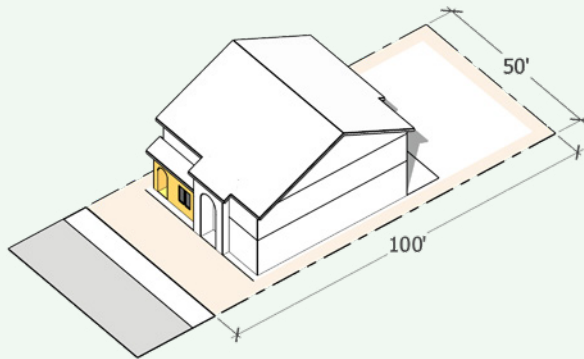
Existing Conditions	
Zone	R-1
Lot Area	5,000 sf
Main Building Footprint	1,892 sf
Max. Lot Coverage	40%
Actual Lot Coverage	38%
Existing Parking	2 spaces



## Notes

- §65852.2 of the California Government Code allows for non-replacement of parking when a parking structure (garage) is converted for use as an ADU. The Test Fit model takes advantage of this and does not show replaced parking. Per §8-5.6104 of the Yuba City Code of Ordinances surface parking is not permitted in front of a residence, and as such replacement parking is not feasible on lots where the building frontage fills the buildable area between side setbacks.

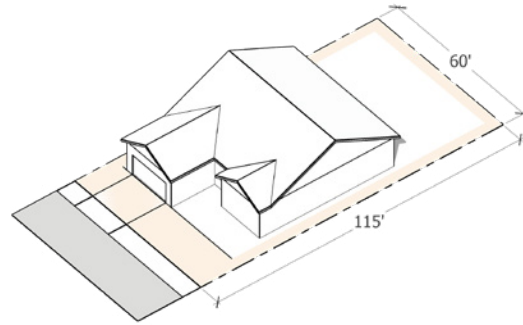
## Test Fits



Attached ADU/JADU (Garage Conversion)			
ADU Unit Area	396 sf	Lot Coverage	40%
Unit Height	—	Parking Provided	none

# Attached Garage Conversion — 60'x115' Lot

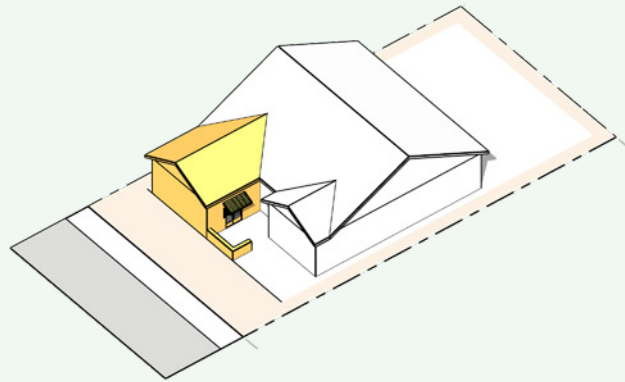
Existing Conditions	
Zone	R-1
Lot Area	6,900 sf
Main Building	2,760 sf
Max. Lot Coverage	45%
Actual Lot Coverage	40%
Existing Parking	2 spaces



## Notes

- §65852.2 of the California Government Code allows for non-replacement of parking when a parking structure (garage) is converted for use as an ADU. The Test Fit model takes advantage of this and does not show replaced parking. Per §8-5.6104 of the Yuba City Code of Ordinances surface parking is not permitted in front of a residence, and as such replacement parking is not feasible on lots where the building frontage fills the buildable area between side setbacks.

## Test Fits

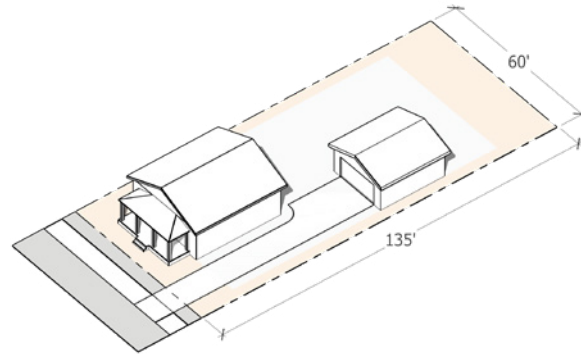


### Attached ADU/JADU (Garage Conversion)

ADU Unit Area	462 sf	Lot Coverage	40%
Unit Height	—	Parking Provided	none

# SB-9 Lot Split — 60'x135' Lot

Existing Conditions	
Zone	R-1
Lot Area	8,100 sf
Main Building	960 sf
Max. Lot Coverage	45%
Actual Lot Coverage	18%
Existing Parking	2 spaces
Front Setback	15'



## Notes

- Additional 5% lot coverage allowed beyond 40% maximum for lots with only single-story buildings.
- Test fit model assumes access to new rear lot via easement in side setback in front lot.
- Side and rear setbacks 4'.
- Second unit limited to 16' in height if lot is not split. Test fit model assumes lot split to show second story in detached second unit; single-story test fit models could be developed without a lot split, see §8-5.5005 (Second units and two-unit developments).

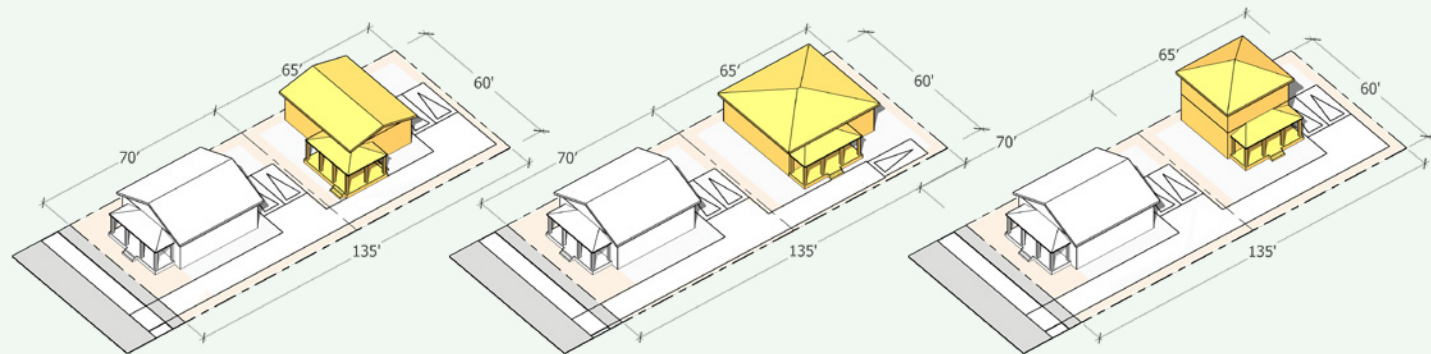
## Test Fits

### Front Lot

Lot Area	4,200 sf
Rear Setback	4' min.
Side Setbacks	4' min.

### Rear Lot

Lot Area	3,900 sf
Rear Setback	4' min.
Side Setbacks	4' min.



### Smaller Single-Story Building

Building Area	800 sf
Lot Coverage	21%
Building Height	16'
Parking Spaces	2

### Larger Single-Story Building

Building Area	1,200 sf
Lot Coverage	31%
Building Height	16'
Parking Spaces	1

### Two-Story Building

Building Footprint	600 sf
Total Building Area	1,200 sf
Lot Coverage	15%
Building Height	27'
Parking Spaces	2

\*Note: two dwelling units allowed on each lot. Buildings in test fit models could contain one or two units each. Units could be some combination of detached primary dwelling units (up to two buildings per lot), attached duplex units, and/or ADUs/JADUs.

\*\*Note: side and rear setbacks for split lots established by state law.

