

Building Division

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Accessory Dwelling Units (ADU) Guidelines

What is an ADU?

An ADU is accessory residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. The California Legislature has declared ADUs as a valuable form of housing to address the state's housing crisis (Government Code Section 65852.150).

What are the benefits of ADUs?

- Create affordable rental housing.
- Provide an additional source of income for homeowners.
- Allow more options for extended families and caregivers to reside on a single property.

What are the different types of ADUs?

Attached ADU – Attached to an existing or proposed primary dwelling



Detached ADU – Detached structure or attached to an accessory structure



Converted Accessory Structure – Conversion of existing attached or detached accessory structures



Junior Accessory Dwelling Unit (JADU) – Contained entirely within a single-family residence



PERMITTING PROCESS FOR ADUs

- ADUs are considered and approved ministerially, meaning without discretionary review or hearing.
- Applications for ADUs must be reviewed by the City within 60 days from receipt of a completed application. An applicant, however, can request a delay.

Property owner must record a deed restriction that prohibits the ADU from being sold separately from the primary dwelling unit and prohibits short-term rentals.

City Policy requires that an ADU has a separate address from the primary unit for emergency purposes. This address is assigned by the Building Department with consultation by 911.



SUBMITTAL REQUIREMENT NOTICE – ADU BUILDING PLANS

Submittal of Accessory Dwelling Unit (ADU) building plans must be made concurrently with civil improvement plans prepared and stamped by a licensed Civil Engineer for an encroachment permit. The civil improvement plan set may include all associated grading, drainage, utility connections and right-of-way improvements as applicable or determined by the City Engineer.

As such, building plans will not be accepted for processing unless accompanied by civil improvement plans and an Encroachment Permit application. Both Building Plans and the Encroachment Permit need to be approved before any permits for construction are issued.

Please coordinate early with the Building Division & Development Services Admin Department to ensure all site and utility design elements are properly addressed prior to building plan and encroachment permit submittal.

DEVELOPMENT STANDARDS

	Attached	Detached	Converted Accessory Structure	JADU
Minimum size	--	--	--	--
Maximum size	50% of primary dwelling area	1,200 square feet	--	500 square feet
Minimum setback				
Side	4 feet	4 feet	--	--
Rear	4 feet	4 feet	--	--
Street side	10 feet	10 feet	--	--
Maximum height	16 feet	16 feet; 18 feet on a lot with a multifamily, multistory dwelling; 35 feet if constructed above a garage	Same as primary dwelling	
Off-street parking	At least one parking space			
Maximum ADU per lot	One ADU per residential lot			One JADU per residential lot
Access	Independent exterior entrance to the side or rear of ADU; front yard doorway access is prohibited			Independent exterior entrance; access between two units is allowed
Location on parcel	Side or rear yard; location in front yard is prohibited			Contained within dwelling; location with an accessory structure is prohibited
Compatibility	Compatible with the height, style, materials, and colors of existing dwelling			--

FREQUENTLY ASKED QUESTIONS

Where are ADUs permitted?

- ADUs are permitted in all zone districts allowing single-family or multifamily residential uses.

Do I have to live on the property as the homeowner?

- Owner occupancy for the primary dwelling or the ADU is not required for ADUs approved between January 2020 and January 2025.
- The homeowner must live in either the JADU or the remaining portion of the primary residence.

Can I rent my ADU?

- The homeowner may rent either out the ADU, the primary residential unit, or both to one party who may not sublease any units.

Can I rent my ADU as a short-term rental?

- No, the rental of ADUs cannot be shorter than 30 days.

Can I sell my ADU?

- An ADU cannot be sold or held under a different legal ownership than the primary residence.

How much does it cost to build an ADU?

- Cost for development will vary depending on size, materials, and construction of each ADU.

Are there any fees associated with building an ADU?

- There are plan review and inspection fees charged for the permitting process.
- Impact fees are waived for dwellings less than 750 square feet, but Stanislaus Consolidated Fire District requires impact fees for any added square footage for attached or detached structures and the School District requires impact fees for anything over 500 square feet.
- ADUs over 750 square feet are charged impact fees proportionately per each square foot along with the Stanislaus County impact fee for Accessory Dwelling Units.
- Detached ADUs shall be required to install a new, separate utility connection, that is charged a connection and/or capacity fee proportionate to the burden imposed by the ADU on the water or sewer system as determined by the City, this will require an encroachment permit at additional cost from the building permit.

Are there property taxes associated with building an ADU?

- Property taxes will increase based on the value of the ADU. The property tax rate is used to determine property taxes based on a percentage of the assessed value.

How many ADUs can be built on the same property?

- One JADU may be established within the space of a single-family residence, on a lot that is zoned to allow single-family residential uses.

- A JADU may be established within the space of the primary dwelling in combination with the construction of one detached ADU meeting development standards.
- When an ADU is created through conversion of part of an existing home or attached garage, only one is allowed per single-family lot; however, a JADU is also allowed, as long as the home is not expanded more than 150 square feet.

Can an ADU be constructed alongside a new single-family home?

- An ADU can be constructed alongside a new single-family home, however the City may delay approving the application of a JADU until they approve the application for the single-family home.

Are mobile homes and manufactured housing considered as ADUs?

- Mobile homes or manufactured housing on permanent foundations shall be permitted as an ADU, only if they are installed on permanent foundations, the mobile home complies with the 1974 National Manufactured Housing Construction and Safety Act and is 10 years or newer. Mobile homes as ADUs cannot be older than 10 years.

Do I have to replace parking if I convert my garage to an ADU?

- Parking spaces do not have to be replaced if a garage, carport, or covered parking structure is converted into an ADU.

What are the parking requirements for ADU?

- At least one additional off-street parking space needs be provided for the ADU or per bedroom, whichever is less.
- The parking spaces can be in tandem to off-street parking of the main dwelling unit, may be uncovered, and can be located within the front yard setback if all other yard requirements are met.
- Parking requirements are exempt if the ADU is:
 - located within one-half mile walking distance of public transit.
 - located within an architecturally and historically significant historic district.
 - part of the existing primary residence or an existing accessory structure.
 - When on-street parking permits are required but not offered to the occupant of the ADU.
 - there is a car share vehicle located within one block of the ADU.

What are the kitchen requirements for an ADU/JADU?

- JADUs require efficiency kitchens with a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to its size.
- Kitchens require a stove/hot plate, oven, microwave, refrigerator, and a sink.

What are the requirements for ADUs on multi-family lots?

- Up to two detached ADUs and one interior ADU up to 25% of the number of units in the multifamily dwelling are permitted on multifamily lots. All interior ADUs must be converted from non-livable space; if there is no existing non-livable space within a multifamily structure, an interior ADU would not be permitted. The two ADUs allowed may be converted from existing detached structures on the site.

- Attached ADUs are also prohibited for multifamily dwellings.
- JADUs are not permitted on a multifamily lot concurrently with an ADU.

Are fire sprinklers required?

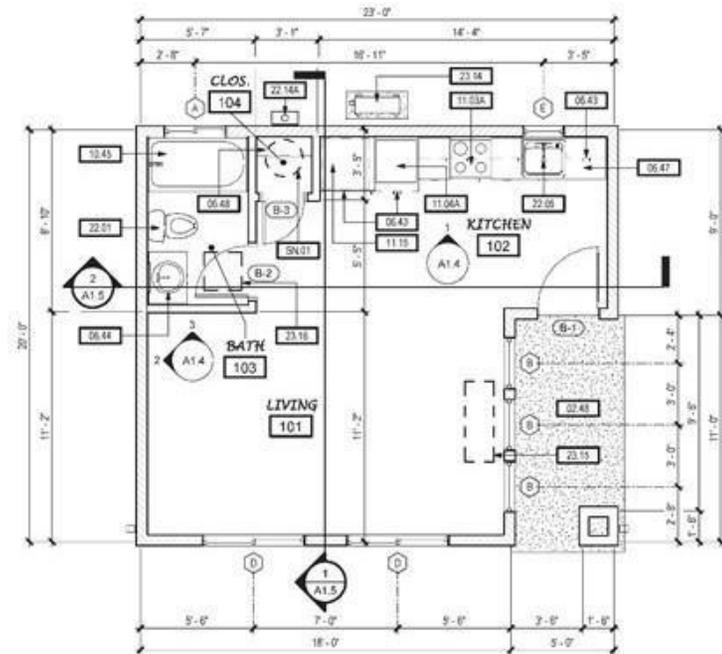
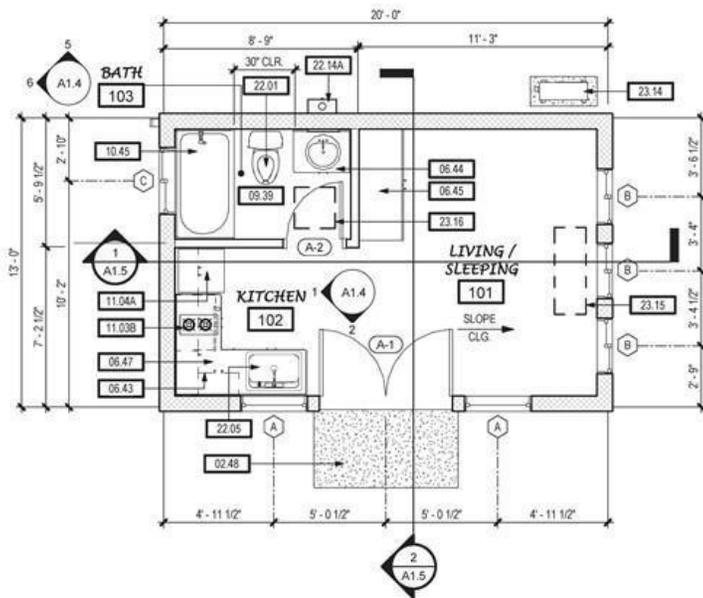
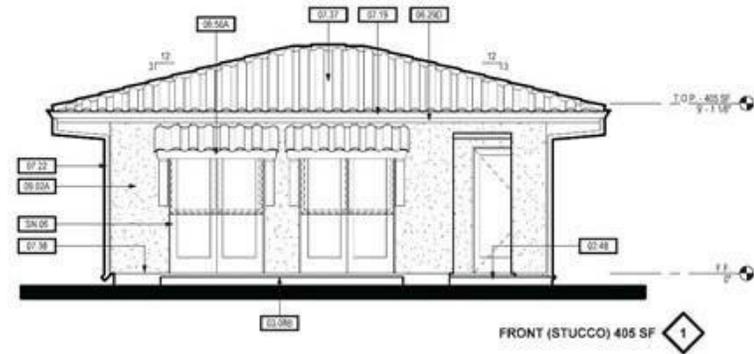
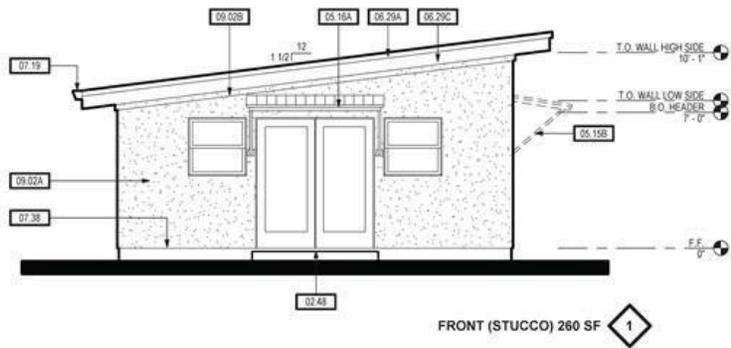
- ADUs shall not be required to provide fire sprinklers if they were not required for the primary residence.

Do I need to underground utilities for my new ADU or infill project?

- Yes. All new infill development, including Accessory Dwelling Units (ADUs), is required to underground all new and existing utility service lines, including electrical, communication, and other utility connections. This work must comply with City standards and is subject to review and approval by the City Engineer and/or the Development Services Admin Department. All associated costs are the responsibility of the property owner and/or project applicant.

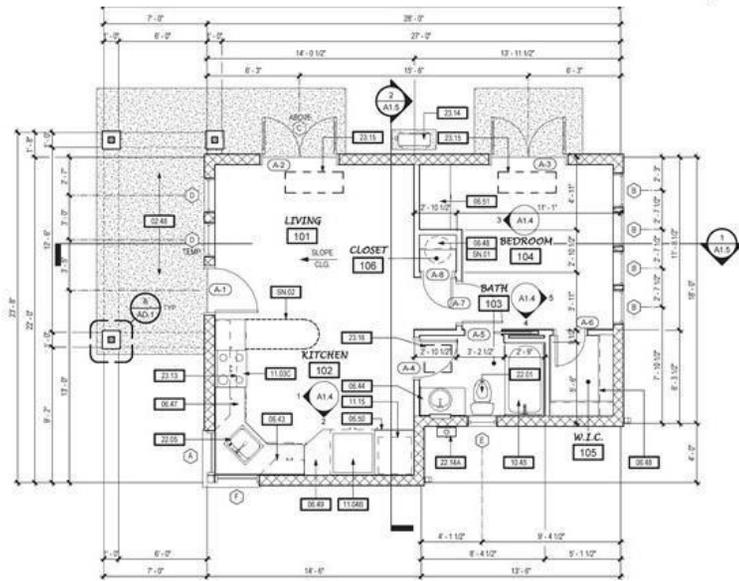
Stanislaus County ADU Plans

Stanislaus County has partnered with the cities of Riverbank, Ceres, Modesto, Oakdale, Turlock, and Waterford to develop 6 free ADU plans for property owners within the partner jurisdictions.





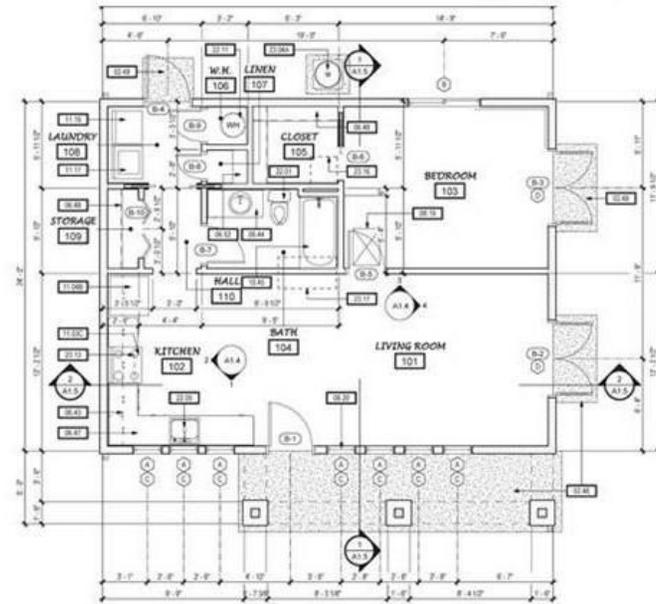
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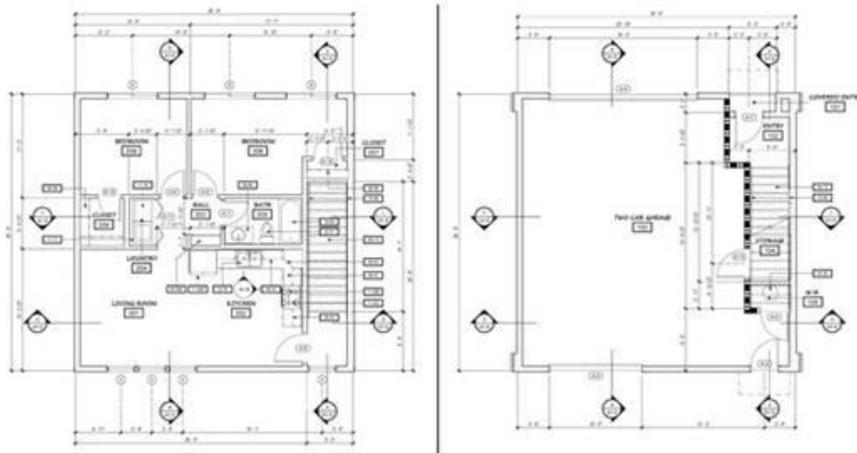
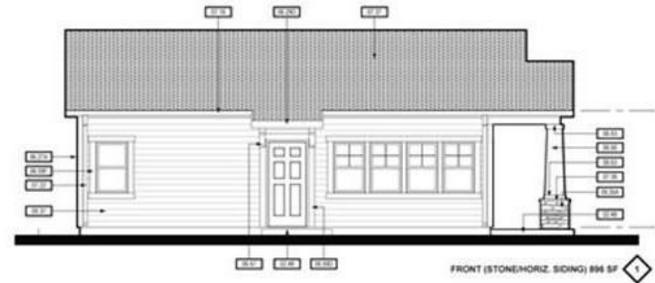
562 square feet



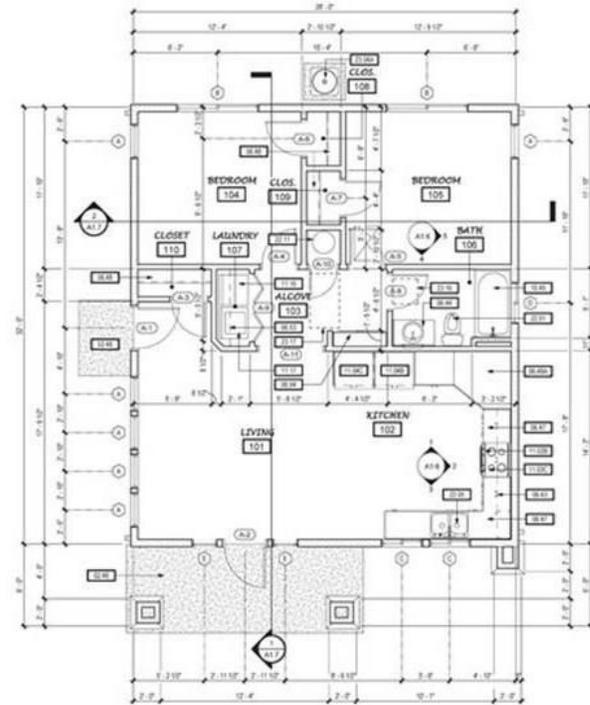
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744 square feet



798 square feet



896 square feet