



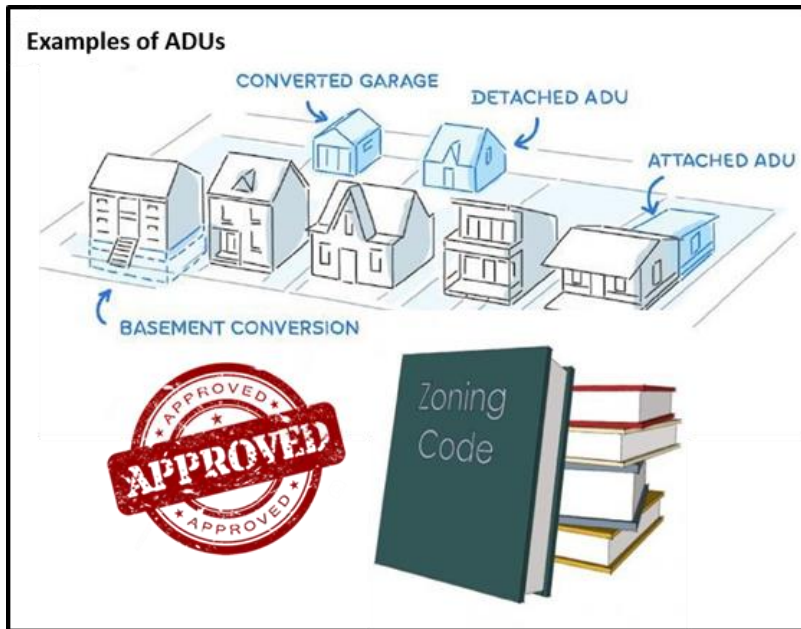
2020 Annual Meeting

SESSION #3: ACCESSORY DWELLING UNITS

WENDY W. HARTMAN, AICP
SACRAMENTO COUNTY

Compliance Status

A



B



SACRAMENTO COUNTY INTERIM REGULATIONS

- Based on State minimum requirements
- Document is updated as new guidance or clarifications are provided from HCD
- Removed requirement to obtain an Administrative Permit
- Removed several development standards
 - Minimum Lot Size
 - Separation between detached ADU and Primary residence
 - Deleted requirement that attached ADUS must share a wall that's at least 30% span of primary
 - Design criteria: similar colors and materials as primary, entrance located on different façade from primary (attached) location of windows and screening/landscape requirements

Next Steps

- Public outreach to determine extent of ADU Code update
 - State minimums or consider larger units and expansion of other development standards such as height and number of stories
 - Adopt revised Ordinance by summer/fall 2020
 - Submit draft to HCD prior to and post adoption
- Apply for grants to develop “off the shelf” ADU plans & marketing materials

Resources

- Funding Sources: www.hcd.org
 - Permanent Local Housing Allocation Program (LEAP): applications due July 27, 2020
 - Regional Early Action Planning Grants (REAP) funds may be available through your local Council of Government (COG)
- Technical Resources
 - <https://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>
 - ADU booklet is being updated
 - Example Ordinances & brochures from cities and counties (check dates for 2020 compliance)
- CCPDA: <http://ccpda.org/>

Junior ADU – Courtesy of Sonoma County



If you have:

Single family dwelling

Eligible zoning district

Extra legal be