



COUNTY OF SAN DIEGO

Presentation on Accessory Dwelling Units (ADU's)

OUTLINE

1. What is an ADU
2. Why ADU's are important
3. Different types of ADU's
4. Overview of ADU regulations
5. Cost of construction
6. Impact fees
7. Potential future changes to County regulations

Accessory Dwelling Units (ADU)

What is an ADU?

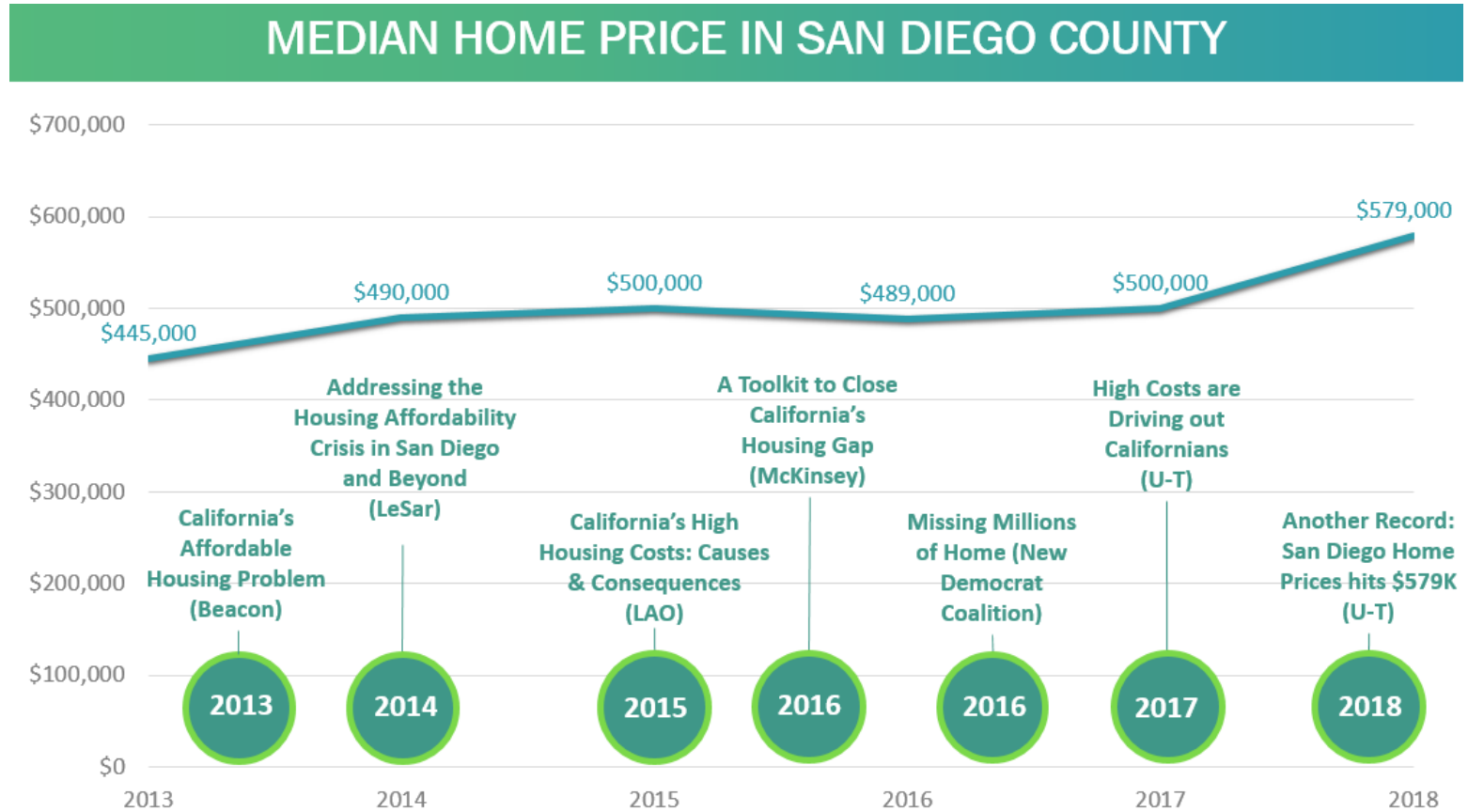


Example of a detached ADU

- A second dwelling unit on an existing single-family residential lot
- A complete independent living unit (including sleeping, eating, cooking and bathroom)
- Attached, detached, or a repurposed garage that allows living
- The State of California requires that cities and counties allow for the addition of an ADU on single-family lots with some requirements and restrictions

ADU BENEFITS

- Affordable housing
- Source of income
- Extended families
- Add to housing inventory



TYPES OF ACCESSORY DWELLING UNITS

Single-Family Home

An existing primary home must be located on the lot

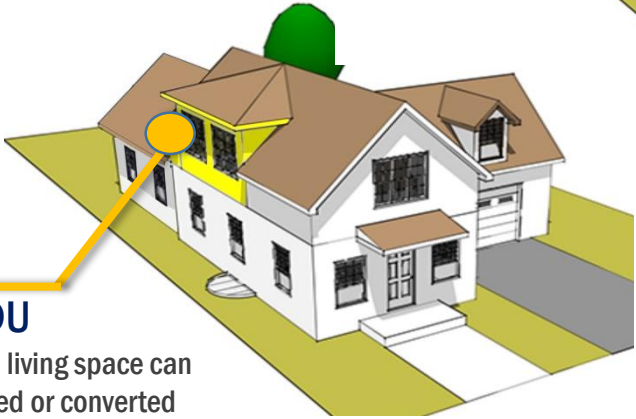


Detached ADU

A detached ADU can be added as a separate unit on the rear of the lot, some setback and height requirements apply

Attached ADU

An addition can be built onto the house (in the back, or as a second story) to create an ADU

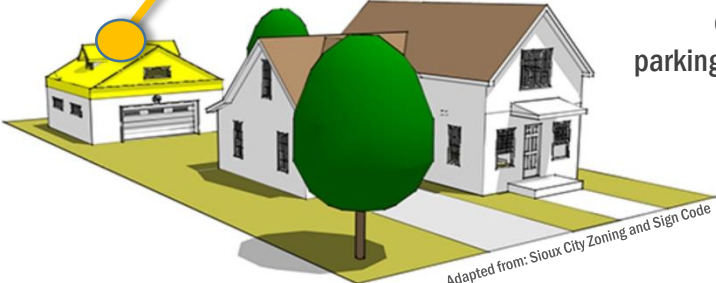


Junior ADU

An individual living space can be constructed or converted within the existing home to create an ADU

Garage Conversion

A garage can be converted to an ADU or a living unit can be added on top of a garage; parking is required for ADUs



Adapted from: Sioux City Zoning and Sign Code

Accessory Dwelling Units (ADU)

UPDATED ADU REGULATIONS



Example of a attached ADU

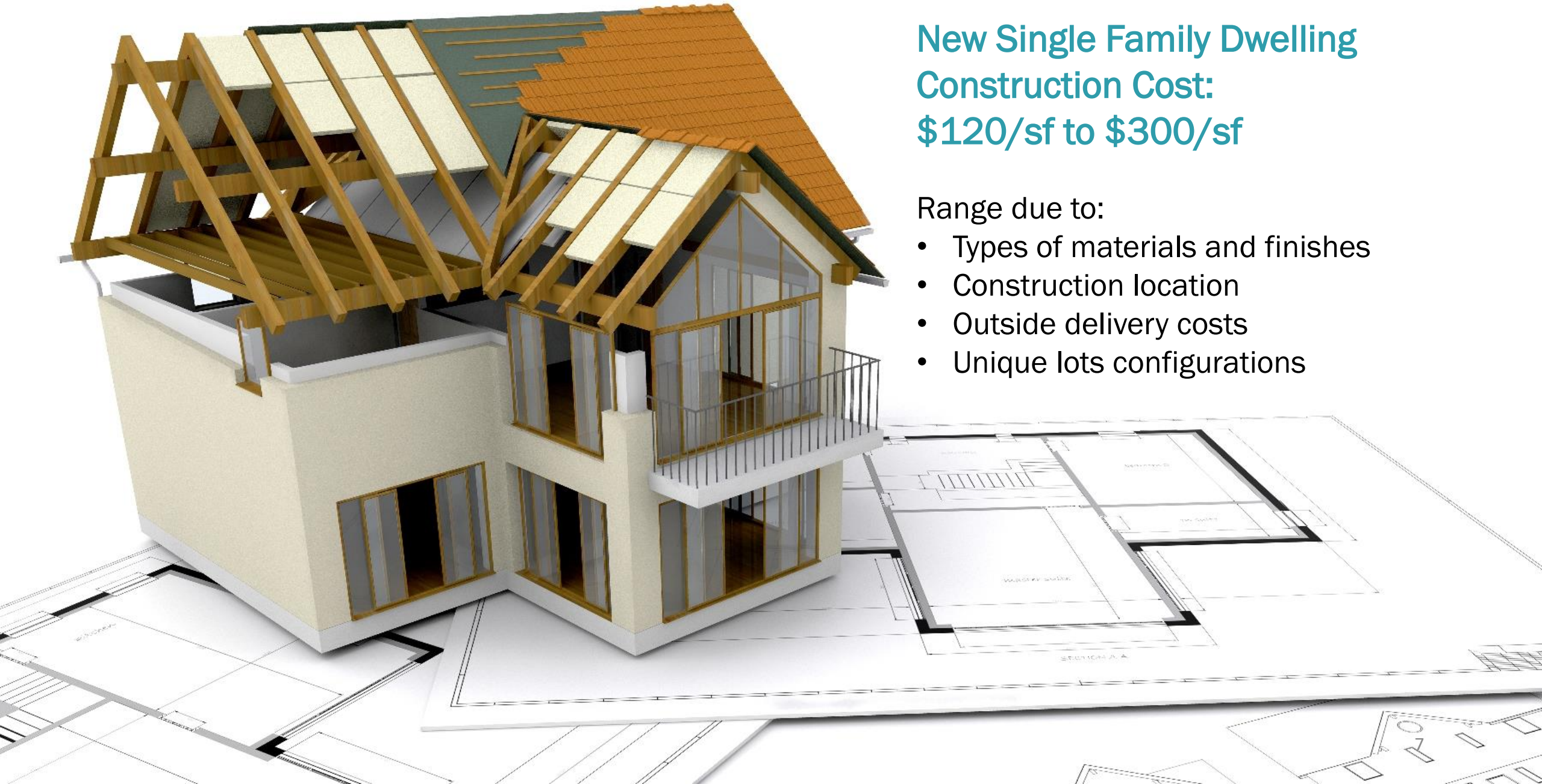
- An ADU attached to a primary dwelling may be up to 50% of the size of the residence, up to a maximum of 1,200 square feet (500 square feet for JADU).
- An ADU detached from the single-family residence may be up to 1,200 square feet, regardless of the size of the residence.
- Setbacks have been reduced
- No parking is required if public transportation is available within ½ mile of ADU.
- No minimum lot size requirements
- Expedited plan checks for ADU's

COST TO CONSTRUCT A SINGLE-FAMILY DWELLING

New Single Family Dwelling
Construction Cost:
\$120/sf to \$300/sf

Range due to:

- Types of materials and finishes
- Construction location
- Outside delivery costs
- Unique lots configurations



DEVELOPMENT IMPACT FEES

Fee	Authority (Method of Calculation)
TIFF (Traffic)	County Fee (per unit)
Park Fee	County Fee (per unit)
Drainage Fee	County Fee (per square foot)
Sewer (if not septic)	County or Outside Agency. County does not charge connection fee, but does charge service fee
Building Permit	Plan Check (per square foot) Permit Fee (per unit)
School Fees	Local School Districts (per square foot)
Water Fees	Non-County (per unit)
Fire Authority	County or other Jurisdiction. Fire Mitigation (Per square foot) Plan Check Fee (per square foot)

DEVELOPMENT IMPACT FEES

	Ramona 1200 sq SFD	Fallbrook 1200 sf SFD	Lakeside 1200 sf SFD
TIF	\$3,573.48	\$3,864.48	\$3,920.00
Park	\$3,723.00	\$3,849.00	\$3,760.00
Drainage	\$648.00	\$0	\$996.00
Building Permit	\$3,578.00	\$3,578.00	\$3,578.00
DEH	\$2,251.00	\$2,251.00	\$2,251.00
Total	\$13,773.48	\$13,542.48	\$12,505.48

Accessory Dwelling Units (ADU)

Potential Programs – Which Types of Programs Would Help Incentivize ADUs?

Program 1

Reduce DIF for ADUs

Reduce or eliminate costs to homeowners for building permits and other fees for related to the construction of an ADU on their parcel

Program Development
Timing: Medium Term (1-2 Yr)

Program 2

Pre-Approved ADU Plans

Create 4-6 ADU plans that are pre -approved by the County

- ADU plans range from 800-1,200 SF
- Pre -approved plans will qualify for expedited plan check and reduced fees

Program Development
Timing: Medium Term (1-2 Yr)

Program 3

Junior ADUs

Allows homeowners to construct or convert a room attached to, or within, their existing primary home

- Can convert up to a 500 SF living space
- Offers a more affordable housing option to both homeowners and renters

Program Development
Timing: Medium Term (1-2 Yr)

Accessory Dwelling Units



October 22, 2018