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## **A Guide to Over the Counter Accessory Dwelling Units in the City of Elk Grove**

Lets get started by discussing Accessory Dwelling Units and the legislation behind the program.

The definition of an accessory dwelling unit or (ADU), is an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary single-family or multifamily dwelling unit as defined in the Health and Safety Code.

In 2016, the state approved new regulations pertaining to accessory dwelling units, which became effective on January 1, 2017. The intent of the new regulations was to facilitate and expedite the construction of new dwelling units that are secondary to a primary single-family or multifamily dwelling on the same lot to increase affordable housing in California. Cities were then encouraged to amend local zoning ordinances to provide a means of facilitating accessory dwelling units (ADUs) under local development standards.

The City responded by adopting an ordinance in 2018 which was amended in 2020 related to ADUs and Junior Accessory Dwellings Units (JADUs). The City's ordinance provides relief from several zoning standards.

Additional amendments to California law related to ADUs became effective January 1, 2020 which included several changes including the allowance of an ADU on multifamily lots, impact fee exemptions, allowances for garage conversions, elimination of minimum lot size requirements, and reduced the maximum application review time from 120 days to 60 days.

Additional legislative amendments effective January 1, 2021 specify that ADU applications not approved within 60 days are automatically deemed complete, and includes provisions restricting HOAs from imposing non-transient rental restrictions on ADUs.

State laws have changed drastically over the last several years in order to support the construction of ADUs throughout California. The City has taken several measures to help promote the construction of new ADU's. In 2020, the City adopted a new ordinance amending Title 23 of the Elk Grove Municipal Code..... The code amendments provide: less restrictive development requirements for ADUs consistent with state law, streamlining local review processes, and local design standards meant to facilitate ADUs. Key proposed changes included easing of setback requirements, elimination of parking requirements, and simplification of the review process.

### **Senate Bill 1226 states**

For ADUs that were constructed without building permits, local building officials now have the option to inspect an ADU and apply the building standards that were in effect at the time the unit was constructed. This bill, with application of appropriate building codes, may allow issuance of a building permit for the residential unit.

### **Additional State Laws for ADUs**

California Senate Bill 1069 amended Planning and Zoning law to ease restrictions on ADUs in order to address the state's housing shortage.

The Legislature further updated the ADU laws effective January 1, 2018, to clarify and improve various provisions in order to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family homes , and allows modifying fees from utilities such as special districts and water corporations, and reducing parking requirements.

The State legislation that took effect January 1, 2020 gave California cities more flexibility and latitude for allowing homeowners to build ADUs. Several bills were introduced that clarified previous legislation and further eased restrictions on ADU's. Recent state legislation has been codified using California Government Code Section 65852.2.

## Benefits from utilizing the Over the Counter ADU program

So now that we have the legislative background, let's discuss the over the counter ADU program in particular the customer benefits

The Program was established to assist customers with an expedited permit process for an Accessory Dwelling unit. Only a few city's across the state have established a rapid over the counter process that is similar to this one and I'm proud to say we are on the forefront.

Some of the Added benefit for this program includes the following:

- ◆ Time savings for the customer

This program allows the customer to pick and choose from three fully developed ADU construction plans and eliminates the need for hiring an architect.

Another added benefit is the

- ◆ Plan review time is eliminated

The program has pre-developed plans that have been reviewed by the city plan review team for code compliance and will save the customer time by eliminating the plan review process.

And lastly

- ◆ Cost savings

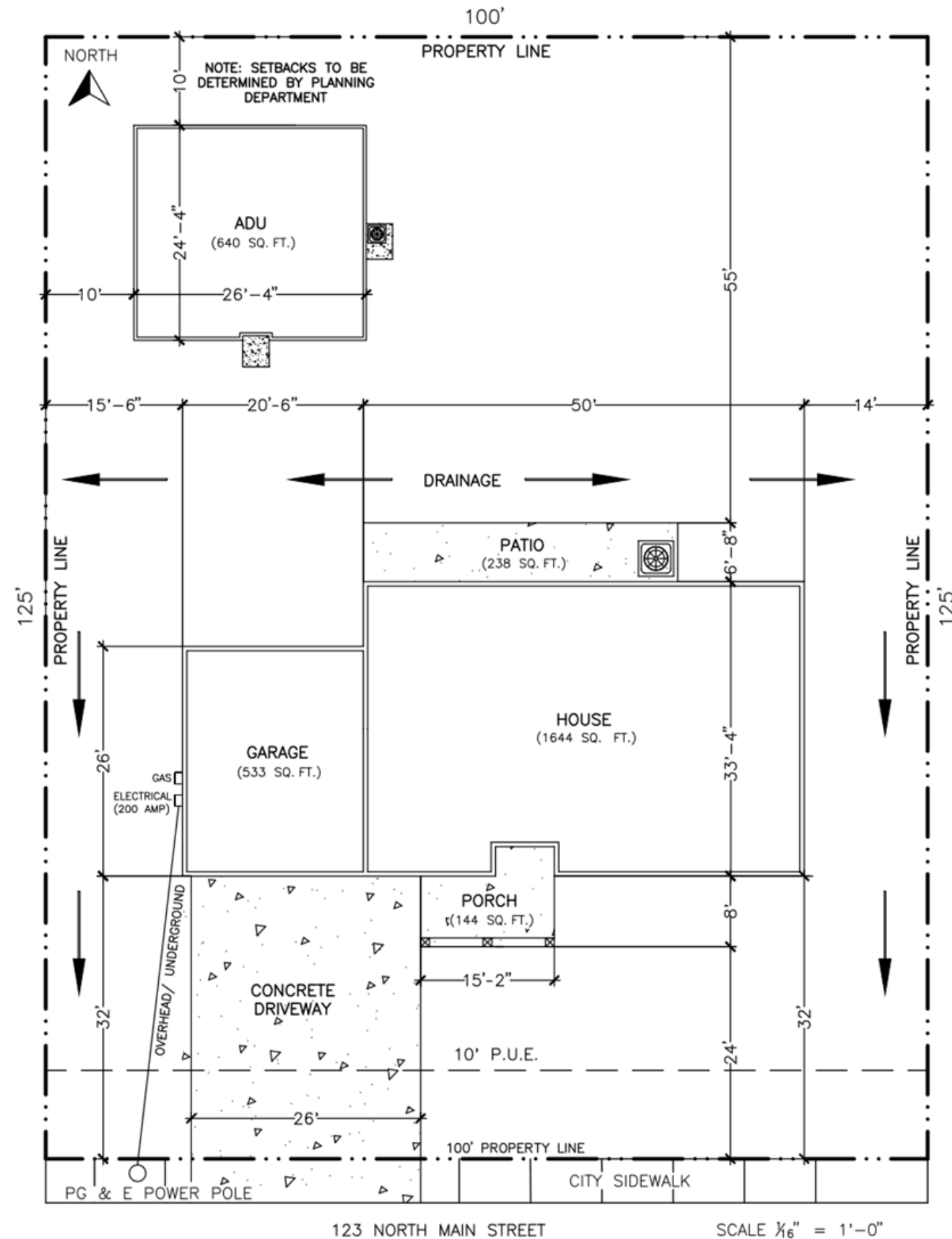
On average the customer will save around \$10,000 due to a lowered permit cost and cost savings by not having an architect draw the plans.



## Part 2: Pre-Approved Accessory Dwelling Units Floor Plans

2



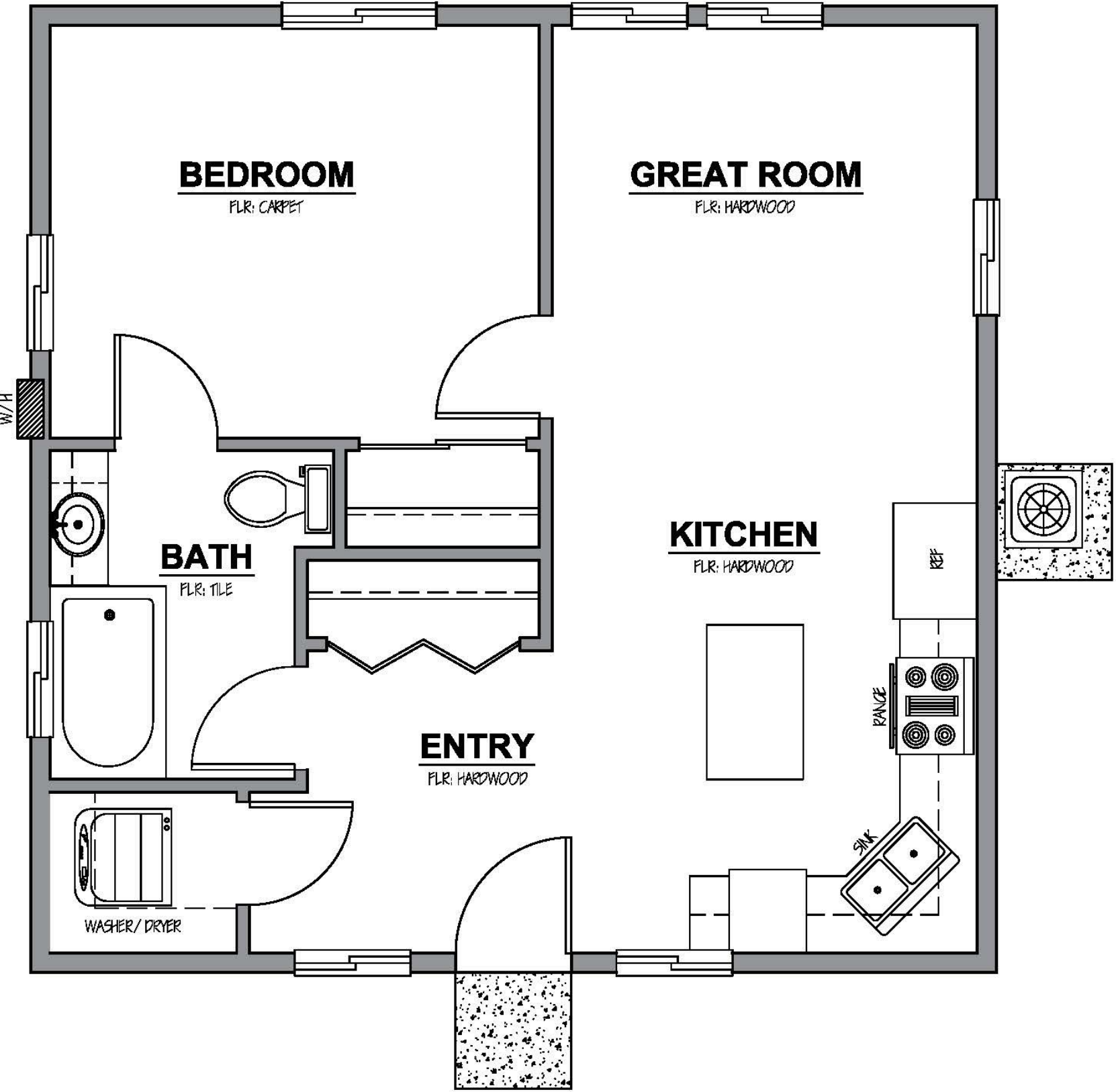


## Sample Site Plan



1-Bedroom Option

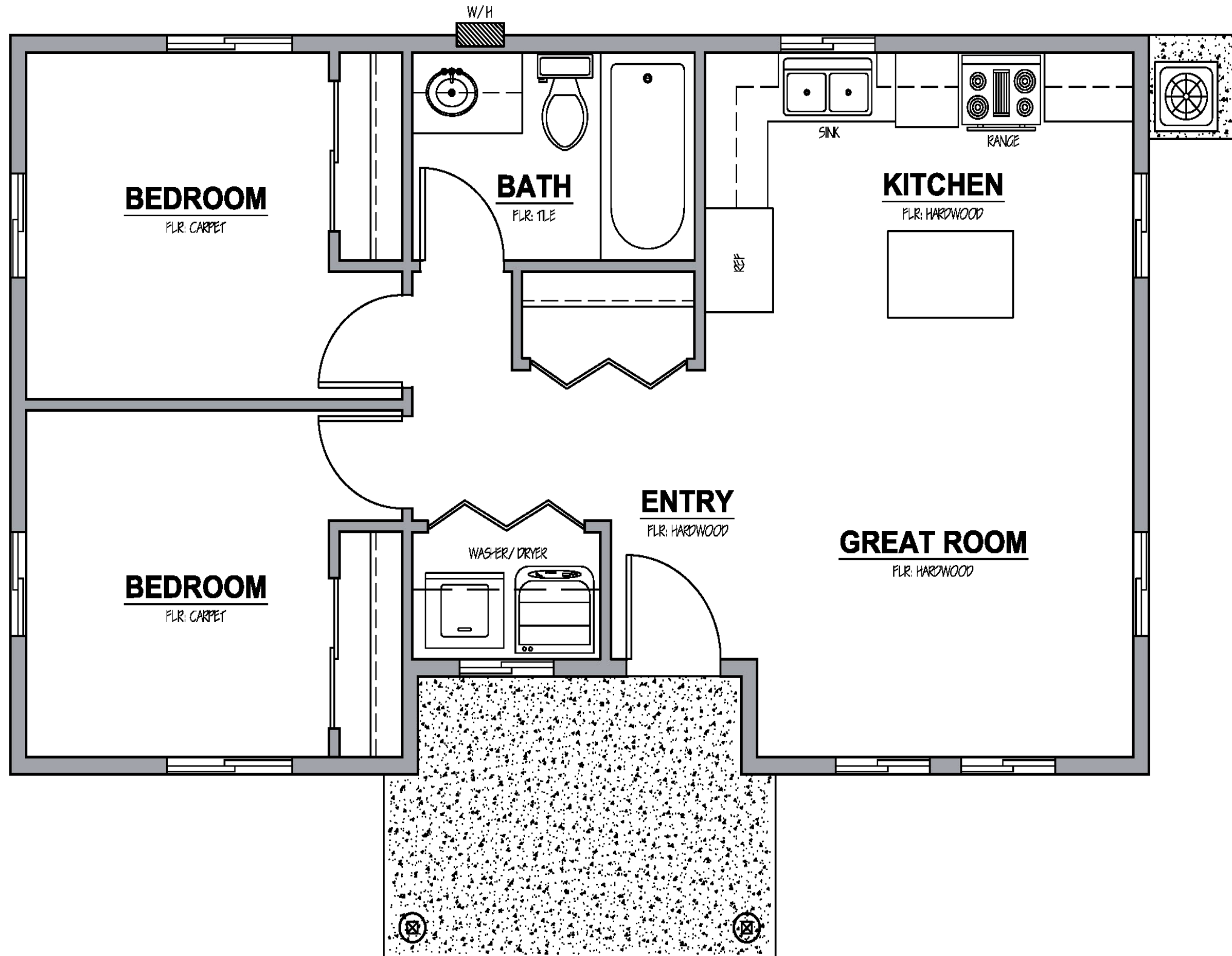
1-Bedroom | 1-Bath | 625 SF



This is the floor plan of the one bedroom option that provides a full kitchen, an island and a stackable washer and dryer.

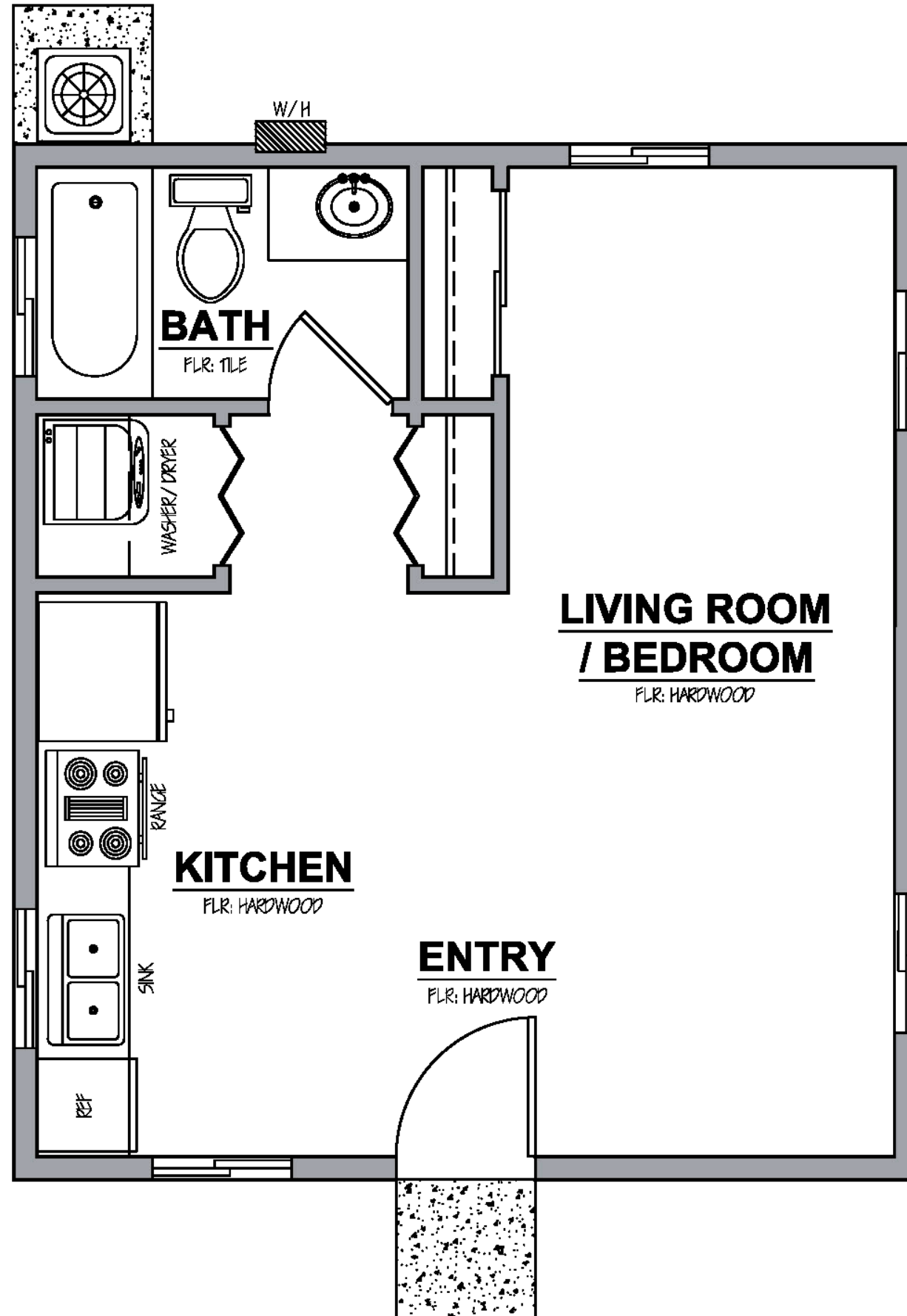
## 2-Bedroom Option

2-Bedroom | 1-Bath | 745 SF



This is the two bedroom option and our largest ADU plan at 745 sq. ft. with a full kitchen, restroom and laundry facilities with a covered porch entry.



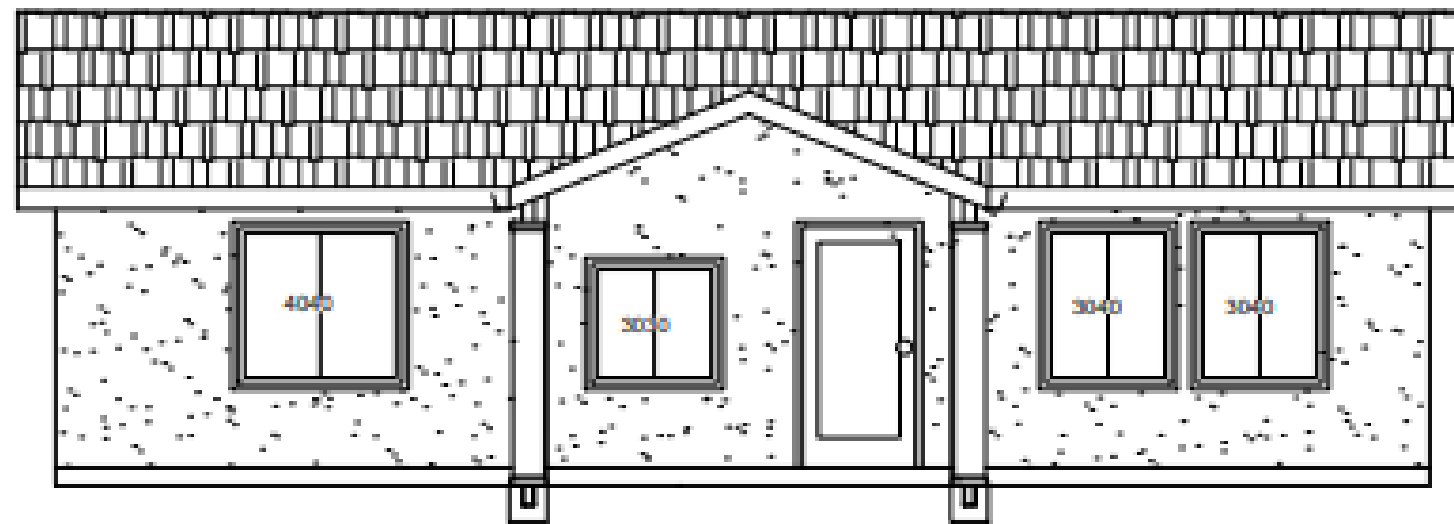


## Studio Option

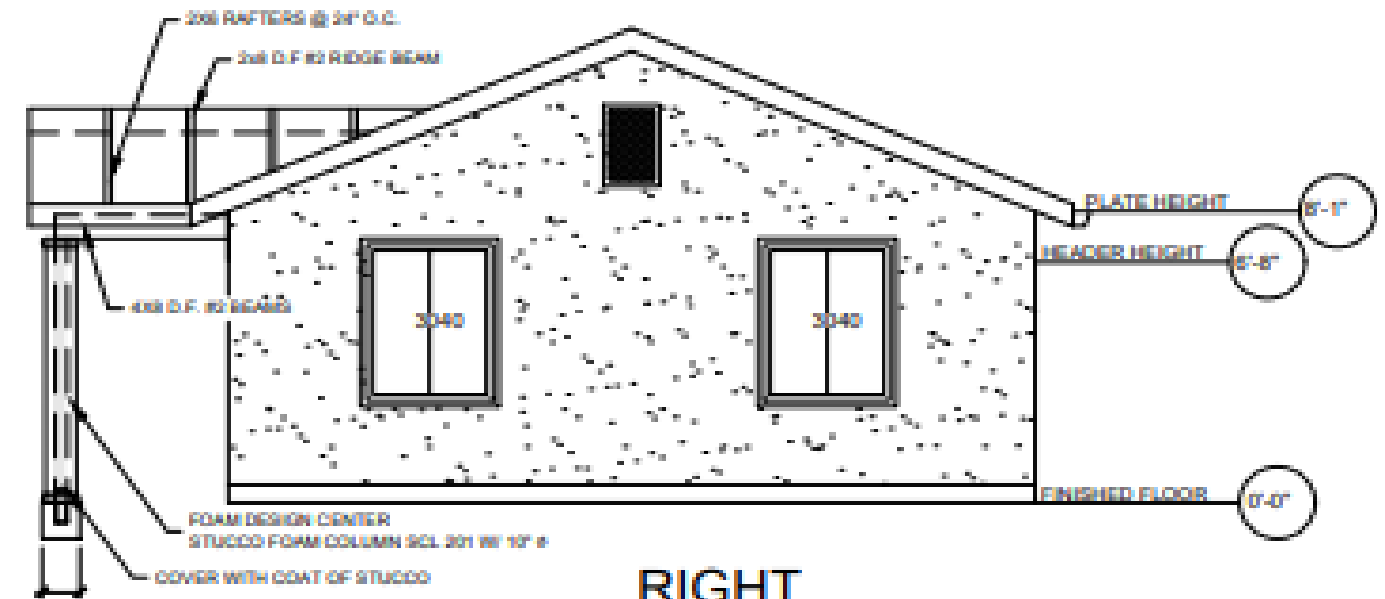
Studio | 1-Bath | 435 SF



This is a studio option at 435 sq. ft.

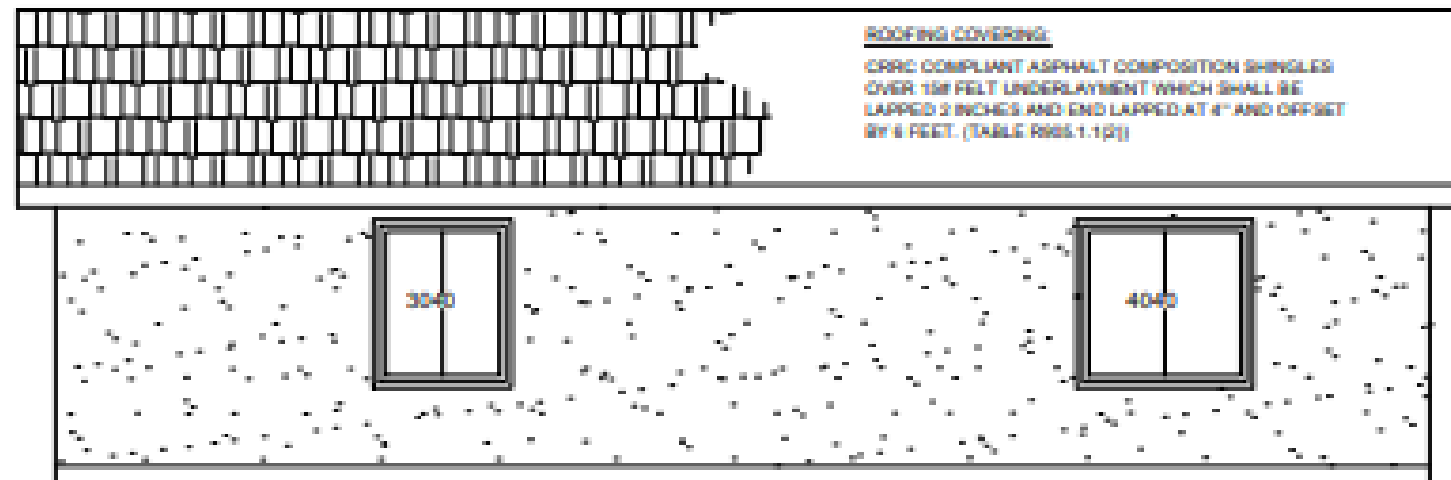


FRONT

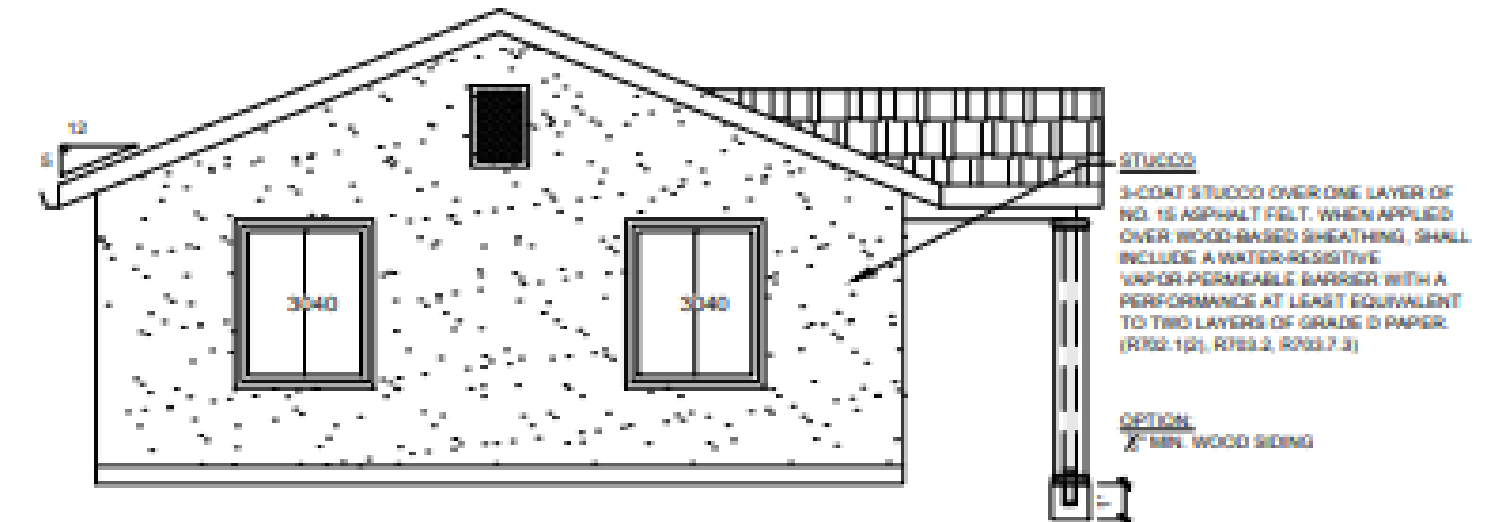


RIGHT

12\"/>



BACK



LEFT

# ELEVATIONS

## Flow Chart Building Permit Process

Information obtained by the future applicant. Items to obtain; ADU Application, ADU handout, ADU plan overview and general process information.



Applicant schedules a pre-application meeting with the Building, Planning and PW Divisions to review application, site plan and Title 24 requirements



Pre-approval is granted or denied



If Pre-approval is granted applicant will need to obtain all outside agency approvals this includes CSD Fire, Health Department, School District.



Once all pre-approvals have been met with outside agency signoffs, then the construction permit can be issued to the applicant over the counter and construction can commence.

**Applicant will receive:**

- The building permit
- Pre-approved plans
- Approved energy documentation
- Signed hold harmless agreement
- PV Solar submittal information
- Inspection scheduling information