








City of Placerville

Development Services Department
 3101 Center Street, Placerville, CA 95667
 Planning (530) 642-5252 · Building (530) 642-5240 · Code Enforcement (530) 642-5252

Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) General Information & Plan Submittal Requirements

Accessory Dwelling Unit (ADU):

An Accessory Dwelling Unit (ADU) means one additional attached or detached residential dwelling unit 1,200 sf or less on a parcel with a single-family or multifamily dwelling, and provides permanent and independent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons.

SINGLE-FAMILY RESIDENTIAL	CONVERSION  Interior conversion within existing SFD or legal accessory structure	DETACHED  New Construction	ATTACHED  Addition / New Construction
MULTI-FAMILY RESIDENTIAL	CONVERSION  Interior conversion of non-habitable space within existing multi-family building	DETACHED  New Construction	

Junior Accessory Dwelling Unit (JADU):

A junior accessory dwelling unit (JADU) must be “within the walls” of a proposed or existing single-family dwelling and not be more than 500 square feet in size. This includes non-livable space within the primary dwelling structure and an attached garage. Additionally, the main dwelling or the JADU must be owner occupied.

Property Ownership & Other Considerations:

City Planning Division Staff shall provide the Deed Restriction to the property owner for execution and recording prior to building permit issuance. The Deed Restriction shall include requirements prohibiting the sale of the ADU or JADU separate from the primary dwelling and the renting of the ADU or JADU for less than 31 days. The JADU Deed Restriction shall require access to full bathroom at all times and owner occupancy (either the JADU or main dwelling unit).

Required Submittal Documents:

Construction documents shall be of sufficient detail to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of the applicable California Building Codes and relevant laws, ordinances, rules, and regulations.

Specific submittal requirements include:

- Completed and signed [Building Permit Application](#)
- Copy of Grant Deed, including Exhibit A, Legal Description.
- Floor Plan, ADU and Main Dwelling (all floors labeled with dimensions and use)
- Site Plan, including the following elements:
 - Project Title Block
 - Project Vicinity Map
 - Scale (1" = 10' is the minimum accepted), North Arrow, Legend, and Street Names
 - Project Data: a) Owner's and/or applicant's name and address; b) Project address; and c) Accessor's Parcel Number (APN)
 - Distances and bearings of all property lines, easements, rights-of-way, setbacks, and APN(s) of subject lot and adjacent lots
 - Locations of all existing utilities and structures within project and within 15' of the property, including underground utilities
 - If grading outside the footing parameter, existing and proposed finished contours, top and toe of all graded slopes, slope steepness, and critical elevations to the nearest tenth of a foot
 - If grading outside of the footing parameter, show all erosion control devices such as areas of seeds/mulch, hydro mulch, jute wattles or slope blankets, riprap, cobbles, etc., and note all replanting requirements
 - If drainage facilities are needed, show all surface and subsurface drainage devices such as drainage swales, interceptors, drains, culverts, ditches, catch basins, etc., both public and private
 - Show locations of all retaining walls and terraces. Provide engineering for wall(s) 48" and above in height (top wall to bottom footing)
 - Engineer's signature and stamp if over 5,000 cubic yards or as required by the Building Official