



Development Services Department

Building and Planning Divisions
3101 Center Street, Placerville, CA 95667

SUMMARY OF ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS
Effective January 1, 2023

Planning Division

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Building Division

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Processing and Land Use Development Standards

Building permits for ADUs will be ministerially approved within 60-days of receiving a complete application.

Revised 03/04/2025

ADU Type	SINGLE-FAMILY RESIDENTIAL ¹				MULTIFAMILY RESIDENTIAL ²	
	JADU	Conversion	Detached	Attached	Conversion	Detached
	 <i>Interior conversion of some portion of a single-family dwelling</i>	 <i>Interior conversion of existing habitable or non-habitable area within a single-family dwelling, or conversion of a legally built detached accessory structure or building</i>	 <i>New construction</i>	 <i>Addition / New construction</i>	 <i>Interior conversion of existing non-habitable area within a multifamily building</i>	 <i>New construction</i>
Maximum No. ADU Permitted	One ADU and one JADU per lot with an existing single-family residential unit ³				<u>Interior Conversion</u> : At least one ADU within an existing multifamily dwelling, not to exceed 25% of the existing multifamily dwelling units. <u>Detached</u> : Not more than eight (8) detached ADUs or the same number of existing units	
Maximum Size	500 square feet	<u>Studio / 1 Bedroom</u> : 850 square feet <u>2+ Bedrooms</u> : 1,000 square feet	1,200 square feet	No more than 50% of the floor area of an existing or proposed primary dwelling unit, not to exceed 1,200 square feet	<u>Studio / 1 Bedroom</u> : 850 square feet <u>2+ Bedrooms</u> : 1,000 square feet	1,200 square feet
Maximum Height (Feet)	N/A	N/A	Not to exceed the maximum height within the specified zone district or two (2) stories	Not to exceed the maximum height within the specified zone district	N/A	Not to exceed the maximum height within the specified zone district or two (2) stories
Side Setback (Feet)	N/A	N/A	4	4	N/A	4
Rear Setback (Feet)	N/A	N/A	4	4	N/A	4
Front Setback (Feet)	N/A	N/A	Required zone setback, not precluding an ADU of 800 square feet		N/A	Required zone setback, not precluding an ADU of 800 square feet
Entrance(s)	Separate exterior entrance required	Separate exterior entrance required			Separate exterior entrance required	
Kitchen Requirements	<u>Efficiency Kitchen</u> ⁴	<u>Full Kitchen</u> : A full kitchen requires habitable space used for the preparation of hot food and contains: 1) a sink; 2) a refrigerator of no less than 10 cubic feet; and 3) either a cooktop and an oven or a range.				
Parking Requirements	A parking space is not required	No additional parking shall be required for an ADU, except when located on a street determined to be sub-standard, where a minimum of two (2) spaces shall be required for the primary dwelling. The loss of on-site parking resulting from the conversion of a garage, carport, or loss of parking area shall be replaced to be maintain a minimum of two (2) off-street parking spaces.				
Deed Restriction	A Deed Restriction ⁵ must be recorded with the El Dorado County Recorder's Office and filed with the City prior to issuance of a building permit.	A Deed Restriction must be recorded with the El Dorado County Recorder's Office and filed with the City prior to issuance of a building permit, and includes the following requirements: 1) ADU shall not be sold separately from the primary residence; 2) The ADU shall not be rented for a period of less than 31 days; and 3) No expansion of the ADU or the primary residence shall occur, nor shall any other work on the property be done that requires a ministerial or discretionary permit without first obtaining the required permit(s) from the City.				
Owner Occupancy	Required	Not required			Not required	
Short-Term Rentals	Prohibited	Prohibited			Prohibited	
Traffic and Park Impact Fees		<u>ADUs Less than 750 Square Feet</u> : None <u>ADUs 750+ Square Feet</u> : Any impact fees charged are proportionate to the square footage of the primary dwelling.			<u>ADUs Less than 750 Square Feet</u> : None <u>ADUs 750+ Square Feet</u> : Any impact fees charged are proportionate to the square footage of the primary dwelling.	
Utility Fee and Connections (Capital Improvement Charges – CIC)	No connection fee or capacity charge and no direct line required between the ADU / JADU and utility unless in conjunction with a new single-family dwelling.	<u>ADUs Less than 750 Square Feet</u> : None <u>ADUs 750+ Square Feet</u> : Any impact fees charged are proportionate to the square footage of the primary dwelling. May require a new or separate utility connection.			<u>ADUs Less than 750 Square Feet</u> : None <u>ADUs 750+ Square Feet</u> : Any impact fees charged are proportionate to the square footage of the primary dwelling. May require a new or separate utility connection.	

¹ Applicable Zoning Designations: RE, R1-A, R1-20, R1-10, R1-6, BP, CBD, C, CC, HWC, HC, I, PF, HO.

² Applicable Zoning Designations: R-2, R-3, R-4, R-5, BP, CBD, C, CC, HWC, HC, I, PF, HO.

³ Lots with multiple detached single-family dwelling units may only have one (1) ADU and one (1) JADU.

⁴Includes 1) a sink; 2) a cooking facility with appliances that do not require electrical service greater than 120 V or natural gas / propane; and 3) food preparation counter and storage cabinets.

⁵ JADU Deed Restriction includes the following requirements: 1) The JADU shall not be sold separately from the primary residence; 2) The JADU must include access to a full bathroom at all times without limitations; 3) The JADU shall not be rented for periods of less than 31 days; and 4) Either the primary residence or the JADU or any other ADU permitted on the property shall be owner-occupied.