



CITY OF PLACERVILLE

ADU AND JADU INFORMATION

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GENERAL INFORMATION

An **Accessory Dwelling Unit (ADU)** is an attached or detached secondary dwelling unit that contains permanent places for living, sleeping, and cooking. The minimum size of an ADU is 150 square feet.

A **Junior Accessory Dwelling Unit (JADU)** is a secondary unit that is contained within the habitable area of a single-family dwelling. It may share a bathroom with the primary unit.

ADU and JADUs are allowed within an approved building permit, and are not subject to discretionary review. They must meet all applicable codes, including the objective standards in the zoning code.

The table below is a simplified table of general regulations. Please see Summary of Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations table for more information.

Type	SINGLE FAMILY			MULTI FAMILY	
	Conversion	Attached	Detached	Conversion	Detached
Max. Per Lot	1 ADU & 1 JADU ¹	1 ADU		25% of the existing units	Same as existing unit number, 8 total
Max. Unit Size	– JADU: 500 sq ft – ADU: Not to exceed 1,200 sq ft ²			1,200 sq feet	
Max. Height	– Conversion: Same as existing structure – New construction, detached: Same as underlying zone district – New construction, attached: Same as underlying zone district				
Min. Setbacks	– Conversion: Same as existing structure – New construction: Rear and Side, 4 ft; Front: Same as underlying zone district ³				
Parking	None required unless: 1) replacing garage space for primary dwelling; or 2) located off of a substandard street				
Entrance	Exterior or independent entrance required.				
Kitchen	JADU Efficiency Kitchen. ADU: Full Kitchen.			Full kitchen.	
Bathroom	JADU: May share with primary. ADU: Full bathroom.			Full bathroom	
Owner Occupancy	JADU: Required. ADU: Not Required.			Not required.	
Deed Restriction	Required for ADUs and JADUs. Restricts the separate sale and use of unit as short-term rental.			Required for ADUs. Restricts the separate sale and use of unit as short-term rental.	

1. Junior Accessory Dwelling Units (JADUs) are created from area located within the footprint of the existing or proposed primary dwelling.
2. Conversion: 850 sq ft for studio / 1-bedroom units; 1,000 sq ft for 2+ bedroom units. Detached: 1,200 sq ft. Attached: 50% of the existing floor area of the primary, not to exceed 1,200 sq ft.
3. Front setbacks may be reduced to allow for the construction of a structure of at least 800 sq ft.

This handout offers general guidelines effective January 1, 2025, and is not intended to be comprehensive.

More information can be found on the City of Placerville ADU webpage or the City of Placerville ADU and JADU Regulations (Section 10-4-12). The California Department of Housing and Community Development's Accessory Dwelling Unit Handbook provides additional information about ADUs and JADUs.



CITY OF PLACERVILLE

ADU AND JADU FREQUENTLY ASKED QUESTIONS

This resource provides guidance on the City of Placerville’s local Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Ordinance (Section 10-4-12). This guide is organized in the following 7 sections:

- | | |
|----------------------------|---------------------------------------|
| 1. General Information | 5. Conversions of Existing Structures |
| 2. Permit Process and Fees | 6. Parking |
| 3. ADU Considerations | 7. Rental and Ownership |
| 4. JADU Considerations | |

GENERAL INFORMATION

What is an ADU?

An Accessory Dwelling Unit (ADU) means one additional attached or detached residential dwelling unit 1,200 square feet or less on a parcel with a single-family or multi-family 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
	CONVERSION Interior conversion of non-habitable space within existing multi-family building	DETACHED New Construction	

What is a Junior ADU (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 JADU must be owner occupied.

Are ADUs and JADUs allowed in Placerville?

Yes, construction of ADUs and JADUs is permitted within the City of Placerville.

Which zoning district standards apply to my lot?

Find your zoning district by using the [Zoning Look Up for Street Addresses within the City](#) or by using [GOTNET](#). The Development Services Department is also available by phone ((530) 642-5252) or email (pv.planning@gmail.com) to assist in determining your parcel’s zoning.

Are ADUs subject to lot size requirements or density limitations?

Any lot that is zoned to allow for residential use and has an existing or proposed dwelling unit is eligible for an ADU.

ADUs do not count towards density maximums or minimums of the underlying parcel.

What is an attached (addition / new construction) ADU?

An attached ADU connects to an existing house, typically through the construction of an addition along the home's side or rear. The maximum size is no more than 50% of the floor area of an existing or proposed primary dwelling unit.

What is a detached (new construction) ADU?

A detached ADU is a separate stand-alone structure from the primary structure, such as a cottage, and can be added to both single-family and multi-family properties. The maximum size is 1,200 sf.

PERMIT PROCESS AND FEES

Which type of permit is required?

All ADUs and JADUs require a building permit. Compliance with the ADU zoning and development standards is reviewed as part of the building permit process. Submit applications through the City’s [online permitting portal](#) or over the counter Monday-Friday, 8:00 am – 11:00 am.

How much are the permit and impact fees?

Building permit costs are based on project valuation and can be estimated using the City’s [Fee Schedule](#) or by contacting the Building Division at (530) 642-5240 or pville.building@gmail.com.

For ADUs less than 750 square feet, no Traffic, Park, Water, and Sewer Impact Fees are required. For ADUs

greater than 750 square feet, impact fees charged are proportionate to the square footage of the primary dwelling. [See Example Page.](#)

Do I need to obtain a separate address for an ADU? A JADU?

An ADU requires a separate address. Please submit a Situs Address Assignment Application with the building permit application. The address will be assigned to the ADU as part of the building permit process.

A JADU cannot have a separate address because it does not meet the definition of a separate dwelling unit under the Building Code.

Is there a Deed Restriction required for an ADU or JADU?

Yes, ADUs require a deed restriction recorded at the El Dorado County Recorder Clerk's Office. The following are the specific requirements for ADUs: (1) ADU shall not be sold separately from the primary residence; (2) The ADU shall not be rented for periods 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.

JADUs also require a deed restriction, including the same language as above and require owner occupancy of either the JADU or primary residence by the property owner.

How do I record a Deed Restriction?

A deed restriction will be prepared by the Planning Division and provided to the property owner to notarize and record as part of the building permit process. The restriction shall be recorded at the El Dorado County Recorder-Clerk's Office. The deed restriction must be recorded prior to issuance of the building permit, with either the original document mailed to the City or a copy of the recorded document (conforming copy) provided to the Development Services Department.

Please contact the [El Dorado County Recorder-Clerk's Office](#) for more information on the process or recording a Deed Restriction.

Can I legalize an existing unpermitted ADU?

Yes. Unpermitted ADUs are reviewed through the City's As-Built process and are subject to the current ADU development standards.

How do I get a site/plot plan of my property?

The Development Services Department does not maintain official maps or recorded deeds of individual properties. If a site plan was prepared for a previous permit, that plan may be available. It is best to contact the [El Dorado County Office Assessor's Parcel Maps](#) for reference in determining the proximity and shape of all parcels within the County, including the cities. Assessor's maps provide a great deal of useful information, including the boundaries of cities and special districts, delineated by Tax Area Codes; they may reflect recorded easements, and they may specify a recorded map number. Assessor's parcel numbers are assigned for tax purposes and do not necessarily reflect legally created parcels. One legally created parcel may contain one or more Assessor's Map numbers, especially if the property is divided by a road, a creek or a special district. Do not assume that this map reflects a legal parcel, multiple parcels or legal boundaries.

ADU CONSIDERATIONS

Can I place my ADU within the front setback of my lot?

An ADU cannot be placed within the front setback unless the setback requirement precludes an ADU of 800 square feet. In such cases, the ADU shall maintain a minimum 10-foot setback from the front lot line, unless a 10-foot setback would still preclude an ADU of 800 square feet.

Can I build a front porch as part of the ADU?

Yes. The porch is not considered gross floor area, but it cannot project into any required setback.

Does an ADU require a full kitchen?

Yes, a full kitchen is required. A full kitchen requires habitable space used for preparation of food that contains at least a sink, refrigerator of no less than 10 cubic feet, and either a cooktop and an oven or a range.

What is the maximum height for a new detached or attached ADU in the single-family dwelling?

The maximum height should not exceed the height specified within the set zone for the property or two stories.

What is the maximum height for a new detached ADU for a multi-family complex?

The maximum height for an ADU for a multi-family complex is consistent with the underlying zoning district.

JUNIOR ADU CONSIDERATIONS

Where can I build a JADU?

A JADU may be located within the walls of an existing or proposed single-family dwelling and have no more than 500 square feet of floor area. It must have, at a minimum, an efficiency kitchen.

Are there any design requirements that apply for JADUs?

A JADU must have its own separate exterior entrance and, if the JADU, shares a bathroom with the main dwelling, an interior entry to the main dwelling is required.

Does a JADU require a full kitchen and bathroom facilities?

JADU's require the installation of an efficiency kitchen (includes a sink, a cooking facility with appliances that do not require electrical service greater than 120 volts or propane gas and food preparation counter and storage cabinets). A bathroom may be within the JADU or a shared bathroom with the primary dwelling; if shared, access to the full bathroom must be available at all times. If a shared bathroom, then there must be a door between the JADU and primary dwelling.

CONVERSIONS OF EXISTING STRUCTURES

Can I convert an existing, legally non-conforming accessory building or structure to an ADU?

Yes. The non-conforming conditions may be maintained in the same location and dimensions as existing accessory building or accessory structure, provided that the ADU meets fire and safety regulations in the California Building Code. Any physical additions to the existing building or structure must comply with the ADU development standards.

Can I add new windows, doors, or other openings to a conversion ADU within a required setback or greater than the maximum height limit?

As long as the alterations are lawful, nonconforming existing structures or buildings that were converted or will be converted into an ADU, you can add windows, doors or other openings as part of the building permit process.

What part of a multi-family dwelling can be converted into ADUs?

Up to 25% of the total number of existing multi-family dwellings can be created within an existing structure. The areas permitted to be converted are those not used as livable space, including but not limited to: storage rooms, boiler rooms, passageways, attics, basements,

or garages, if each unit complies with state building standards for dwellings.

Can I convert an existing commercial space within a mixed-use structure into an ADU?

No. Conversions of existing space is only allowed if that space is associated with a residential use or the residential portion of a mixed-use structure.

PARKING

Is parking required?

Parking is not required for ADUs or JADUs; however, if the construction of an ADU would result in the loss of the required residential parking space(s), the lost spaces would be replaced. Additionally, if the ADU is located off of a street considered substandard, where off-site parking could constitute a public safety hazard, then one (1) parking space is required.

RENTAL AND OWNERSHIP

Can I rent the primary dwelling unit(s) and the ADU to different parties?

Yes, the primary dwelling unit and the ADU may be rented to different parties. Rentals must be considered long-term (31 days or more).

Does the property owner have to live on-site?

If the property contains an ADU, the owner does not have to live onsite; however, if the property contains a JADU, the owner must live in either the primary dwelling unit or the JADU.

Can an ADU or JADU be rented on a short-term basis?

No. ADUs and JADUs must be rented on a long-term basis (31 days or more).

Can an ADU be sold separately from the primary dwelling unit?

No, except as provided in Government Code Section 66341.