

Accessory Dwelling Unit (ADU) Optional Zoning Review Application

City Code Section [17.228.105](#)

Application Instructions

Overview: Accessory Dwelling Units (ADU) require a building permit before construction may begin. The preparation of construction plans for a building permit application takes significant time and money. This application's purpose is to offer an optional, no-cost process to verify your ADU meets zoning standards before investing that time and money in construction plans. For more information about ADUs, please review:

- [City of Sacramento ADU Resource Center](#)
- [City Code Section 17.228.105](#)
- [California Government Code Title 7, Division 1, Chapter 13](#)

Application requirements: Applications shall include all the following:

- I. **Application Form:** Fill all portions of this form with required text, check all boxes that apply.
- II. **Letter of Agency:** If the applicant is not the property owner, this section is mandatory.
- III. **Plans:** All plan sets shall meet the specifications provided in Section III.
- IV. **Color Photographs.** Provide photos in the format described in [Form CDD-0077](#).
- V. **Objective Standards Checklist:** Complete the checklist applicable to the ADU(s).
- VI. **Applicant Certification:** All applicants must complete the certification in Section IX.

How to submit this application: All applications are submitted online. Detailed instructions are provided at the [E-Planning Submittal Service](#) webpage. Applications may be digitally signed. Once uploaded, staff will communicate through the Public Permit Portal. Emails will be sent from **noreply@accela.com**. Please check your email's junk mailbox or spam filter to ensure emails from that address arrive in your inbox.

Fees: Beginning July 12, 2026, there is no fee for this application. Until then, the fee is \$117.

After submittal: The assigned planner will review in two sequential phases: (1) for completeness (i.e., Is all the information required by this form present and accurate); and, once complete, (2) for compliance with City Code Section 17.228.105.

How to ask questions: All questions before and during the submittal process can be directed to planning@cityofsacramento.org, or by visiting the public counter in-person through a scheduled appointment. In-person appointments can be scheduled through the [Appointment Scheduling](#) website.

Heads Up! – Info to Help Keep Your Project on Schedule, on Budget

Please consider the following information BEFORE submitting this application.

Local or State ADU Standards?

The most common error applicants make on their ADU plans is not clarifying the standards it's been designed to comply with. For zoning purposes, ADUs are subject to either the Sacramento Local ADU Ordinance (City Code Section 17.228.105(B)) **OR** State ADU Standards City Code Section 17.228.105(C)). Applicants must choose one set of standards for their ADU. There is no pick/choose or mix/match of local and state standards. Applicants are encouraged to review each set of standards and determine which best meets their needs.

Historic Properties

If your project is proposed under the Sacramento Local ADU Ordinance and located within a historic district or on a lot that includes a historic landmark or contributing resource structure, the ADU(s) must also comply with the objective [ADU Design Standards for Historic Properties](#). Use the [Land Information Lookup App](#) to identify historic properties.

Have a Consultation Meeting with SMUD

Infill development can be difficult to serve and may require complex solutions that ensure service to the proposed project, the surrounding properties, as well as access to onsite equipment. The Sacramento Municipal Utility District (SMUD) can assist and offers free consultation to help identify potential issues and service solutions. Applicants that wait to consult SMUD staff until after City approval may incur significant costs (e.g., project redesign) and/or delay. For more information and/or to schedule a consultation, review [the SMUD Construction webpage](#).

Carefully Review for Project Effects on Existing Trees

Existing trees, located on either city property or private property, may be subject to separate permit requirements under City Code [Chapter 12.56](#). Applicants are strongly encouraged to conduct due diligence on whether their project will affect trees, including whether by removal, pruning, grading, trenching, boring, etc. For more information about determining whether your project is subject to tree permit requirements, please visit this website:

<https://www.cityofsacramento.gov/public-works/maintenance-services/urban-forestry/urban-forestry-tree-permits>

If subject to City Code Chapter 12.56, tree removal may not be authorized unless such tree(s) physically preclude the construction of up to two dwelling units of at least 800 square feet.

I. Application Form

Project Site Information

Project Name: _____

Site Address or Project Location: _____

Assessor Parcel Number(s): _____

Property Size in Acres: _____

Property Size in Square Feet: _____

Is the property located within a historic district or on a lot that includes a historic landmark or contributing resource structure? yes no

Property Owner Information

Name: _____

Company Name: _____

Mailing Address: _____

City / State / ZIP Code: _____

Phone: _____

Email: _____

Applicant Information

(If different from property owner)

Name: _____

Company Name: _____

Mailing Address: _____

City / State / Zip Code: _____

Phone: _____

Email: _____

Project Narrative

II. Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlement(s).

Check this box if a letter of agency is not applicable (i.e., the owner of record is the applicant).

Date: _____

To: City of Sacramento
Community Development Department
300 Richards Blvd, Third Floor
Sacramento, CA 95811

Community Development Department,

I, the undersigned legal owner of record, hereby grant permission to:

Name: _____

Company Name: _____

Mailing Address: _____

City / State / ZIP Code: _____

to agree to the covenants set forth in this application and to apply for an Administrative Permit pursuant to City Code Chapter 17.864.

The subject property is located at: _____

Assessor Parcel Number(s): _____

Owner of Record (Printed Name): _____

Owner of Record (Mailing Address): _____

Owner of Record (Signature): _____

(may be digital signature)

III. Plans

Each application shall include the following plans with the information specified below.

Each plan sheet shall include:

- _____ Date(s) of plans
 - _____ Labeled Dimensions
 - _____ Scale ratio and bar scale. Engineer or Architectural scale required, not less than 1/16 -inch.
 - _____ North arrow pointing to the top of page or at right margin of a horizontally formatted sheet.
 - _____ Identify all items as: existing (E), new (N), or relocated.
-

Site plans shall include:

- _____ A Vicinity Map, including north arrow, map scale, the site area in square feet, etc.
- _____ The entire property under consideration, including property lines and adjoining public rights-of-way up to the centerlines.
- _____ Location and distance from closest adjacent structures on neighboring properties.
- _____ Location, area, and nature of all existing and proposed easements. For existing easements, include the recorded document number.
- _____ Footprints and dimensions of all existing and new buildings, structures, parking spaces, walkways, driveways, planters, and other features - showing the location of structures to be constructed, modified, relocated, or demolished.
- _____ Square footage for all existing and new buildings and proposed additions.
- _____ Existing and proposed setbacks to buildings from property lines, other onsite buildings and structures, septic systems, water wells, etc.
- _____ Existing and new driveways, off-street parking, and loading facilities. Include dimensions, materials, and back-up distances of spaces.
- _____ Location of onsite utilities (e.g., water, sewer, stormwater, electric).
- _____ Location of solid waste containers (trash, recycling, and organic waste) or storage areas. Indicate dimensions, materials, and capacity.
- _____ Existing and new ground-mounted mechanical equipment (e.g., heaters, air conditioners).
- _____ For historic properties, site plans must also show the:
 - Distance from any contributing resources on same or adjacent lot,

- Midpoint of the parcel measured halfway between the side property lines,
- Distance from property lines to the ADU,
- Width of the contributing resource on the same lot; and
- Location of all exterior mechanical equipment.

Building elevations shall include:

- _____ Exterior appearance of all sides of existing and new structures, modifications, and additions.
- _____ Height, measured from grade to the top of plate line, and to the top of the roof.
- _____ All affected views identified as North, South, East, and West - not front, rear, right side, etc.
- _____ Exterior building features (doors, windows, siding, etc.) as existing (E), new (N), or to be repaired or replaced. Use dashed lines to indicate features to be eliminated or modified.
- _____ All wall and roof areas that will be demolished, indicated with dashed lines.
- _____ Roof-mounted equipment (e.g., air conditioning) and related equipment screening.
- _____ All roof slopes. Identify all areas of the roof proposed for demolition. Where the project proposes additions to existing structures, clearly identify the portions of roof that are existing (E) and proposed to be changed/new (N).
- _____ For historic properties, building elevations must identify the:
 - Height of a contributing resource/landmark structure on the same or adjacent parcel;
 - Wall cladding profile and material;
 - Type, material, and finish for all openings;
 - Solar panels and gutter profiles, if proposed; and
 - Exterior lighting fixtures.

Floor plans shall include:

- _____ All buildings under consideration. The floor plans are necessary for a full understanding of the project, the functioning of the interior spaces, and ultimately to verify the intended land use.
- _____ A dimensioned floor plan for each level of the structure.
- _____ All walls, exterior features (doors, windows, etc.), and ancillary structures labeled as existing, new, or to be repaired or replaced. Use dashed lines to indicate features to be eliminated or modified.
- _____ All rooms identified by their use (e.g., kitchen, bathroom, bedroom, garage)
- _____ All exterior landings at doors.

IV. Color Photographs

Combine photographs as a single PDF document and present in the format described at [Form CDD-0077](#).

V. Objective Standards Checklist

Select one of the following:

- The ADU will comply with the City’s local ADU ordinance (City Code section 17.228.105(B)) - Complete section A (**blue table**) below.

OR

- The ADU will comply with State ADU Standards (City Code section 17.228.105(C)) – Complete section B (**yellow table**) below.

Answer “yes”, “no”, or “N/A” (not applicable). If staff concur with the answer, the ‘staff’ checkbox will be marked.

A. ADU(s) created under the <u>City’s local ordinance 17.228.105(B)</u>		Yes	No	N/A	Staff
General requirements					
1.	Is there either 1) an existing dwelling on the subject property, or 2) a primary residence proposed to be built concurrently with the proposed ADU?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Are no more than 2 existing or proposed ADUs or JADUs on the lot? <i># of ADUs on lot:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	If located within the EA-2 or EA-3 Overlay zone , is only 1 ADU proposed on the lot? <i>Note: Use the Land Information Lookup App (LILA) website to review the Zoning Map.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Junior Accessory Dwelling Units (JADUs)					
4a.	Is each JADU 500 square feet or less? <i>Square footage of JADU 1:</i> _____ <i>sq. ft</i> <i>Square footage of JADU 2 (if applicable):</i> _____ <i>sq. ft</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4b.	Is the JADU(s) located within the walls of an existing or proposed single-unit dwelling, including an attached garage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4c.	Will the property owner reside on site? <i>Note: Owner occupancy is not required if the JADU has separate sanitation facilities from the primary dwelling, or is owned by a governmental agency, land trust, or housing organization.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. ADU(s) created under the <u>City's local ordinance 17.228.105(B)</u>		Yes	No	N/A	Staff
4d.	<p>Will a deed restriction be recorded prior to final building permit inspection and state the following?</p> <p><input type="checkbox"/> Sale of the JADU separate from the sale of the single-unit dwelling is prohibited; and</p> <p><input type="checkbox"/> The deed restriction may be enforced against future purchasers; and</p> <p><input type="checkbox"/> The JADU shall conform to issued building permits.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4e.	Does the proposed JADU(s) have a separate entrance from the main entrance to the proposed or existing dwelling unit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4f.	If the JADU(s) does not include a separate bathroom, is there also an interior entry to the main living area of the primary dwelling unit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4g.	Does the JADU(s) contain an efficiency kitchen including a cooking facility with appliances, a food preparation counter, and storage cabinets?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4h.	If the JADU is rented out, it will be for a term longer than 30 days.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum area					
<p>The calculation of floor area for an ADU includes all floor area within the ADU building envelope, excluding garages and accessory structures per City Code Section 17.228.105(B)(2)(b).</p> <p>“Accessory structure” means a detached or attached structure, the use of which is appropriate, subordinate, and customarily incidental to that of the primary building or structure on, or the primary use of, the lot. Accessory structure includes a detached building, deck, gazebo, attached covered patio, garage, trellis, solar panel, and swimming pool per City Code Section 17.108.020.</p>					
5.	<p>Does each <u>attached</u> ADU(s) comply with the area allowed?</p> <p>For a <u>studio or 1-bedroom ADU</u>: Attached ADU may be up to 50% of the floor area of an existing primary dwelling or 850 square feet (whichever is greater).</p> <p>For a <u>2+ bedroom ADU</u>: Attached ADU may be up to 50% of the floor area of an existing primary dwelling or 1,000 square feet (whichever is greater).</p> <p><i>Square footage of primary dwelling: _____sq. ft</i></p> <p><i>Attached ADU 1 # of bedrooms: _____</i></p> <p><i>Attached ADU 1 square footage: _____sq. ft</i></p> <p><i>Attached ADU 2 # of bedrooms: _____</i></p> <p><i>Attached ADU 2 square footage: _____sq. ft</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. ADU(s) created under the <u>City's local ordinance 17.228.105(B)</u>		Yes	No	N/A	Staff
6.	<p>Does each <u>detached</u> ADU(s) comply with the area allowed?</p> <p>The maximum combined total square footage of all detached ADU(s), excluding garages and accessory structures, is 1,200 square feet.</p> <p><i>Square footage of detached ADU 1: _____ sq. ft</i></p> <p><i>Square footage of detached ADU 2: _____ sq. ft</i></p> <p><i>Total combined square footage of detached ADU(s): _____ sq. ft.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development standards					
7.	<p>Is the distance between a primary dwelling and detached ADU(s) at least 4 feet?</p> <p><i>Distance between detached ADU 1 and primary dwelling: _____ feet</i></p> <p><i>Distance between detached ADU 2 and primary dwelling: _____ feet</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	<p>Does the height of the ADU(s) comply with the maximum height allowed by the zoning?</p> <p><i>Maximum height allowed by zoning: _____ feet</i></p> <p><i>Height of ADU 1: _____ feet</i></p> <p><i>Height of ADU 2: _____ feet</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	<p>Does the ADU(s) comply with the lot coverage requirements applicable to the lot?</p> <p><u>Note:</u> ADUs that occupy less than 800 square feet total in lot coverage are exempt from this requirement.</p> <p><i>Total square footage of the lot: _____ sq. ft</i></p> <p><i>Total first floor square footage of all structures on the lot (include garages sheds, covered patios, and proposed ADU): _____ sq. ft</i></p> <p><i>Divide the total square footage in (B) by the total square footage in (A): _____ %</i></p> <p><i>Maximum lot coverage permitted in the zone: _____ %</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	<p>Does the ADU(s) comply with the minimum open space requirements?</p> <p><u>Note:</u> ADUs that occupy less than 800 square feet total in lot coverage are exempt from this requirement.</p> <p><i>Minimum open space required: _____ sq. ft.</i></p> <p><i>Minimum open space provided: _____ sq. ft.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	<p>If any portion of the ADU(s) is located <u>within 60 feet</u> of the front property line, does it comply with the following setback requirements?^{1, 2, 3}</p> <p><u>Front yard setback:</u> See applicable zoning district for standard.</p> <p><u>Side-yard setback:</u> 3 feet</p> <p><u>Street side-yard setback:</u> See applicable zoning district for standard.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. ADU(s) created under the <u>City's local ordinance 17.228.105(B)</u>		Yes	No	N/A	Staff
	<p><u>Rear-yard setback: 3 feet</u></p> <p><u>ADU 1 proposed setbacks:</u></p> <p><i>Front yard setback: _____feet</i></p> <p><i>Side-yard setback: _____feet</i></p> <p><i>Side-yard setback: _____feet</i></p> <p><i>Rear-yard setback: _____feet</i></p> <p><u>ADU 2 proposed setbacks:</u></p> <p><i>Front yard setback: _____feet</i></p> <p><i>Side-yard setback: _____feet</i></p> <p><i>Side-yard setback: _____feet</i></p> <p><i>Rear-yard setback: _____feet</i></p> <p>¹ No setback is required for an existing living area or accessory structure, or a structure constructed in the same location and to the same dimensions as an existing structure, that is converted to an ADU or to a portion of an ADU.</p> <p>² An ADU may not project into the required setback from the landside toe of a levee.</p> <p>³ One ADU that does not exceed 800 square feet and complies with all development standards may be constructed within the front-yard setback if the lot area in the rear <u>and</u> side yards does not permit the construction of either:</p> <ul style="list-style-type: none"> • A detached ADU that is two stories in height and at least 800 square feet; OR • An attached ADU that is at least 800 square feet. 				
12.	<p>If the ADU(s) is located <u>further than 60 feet</u> from the front property line, does it comply with the following setback requirements?^{1, 2}:</p> <p>First floor:</p> <ul style="list-style-type: none"> • <u>Side-yard and Rear-yard setback:</u> No requirement • <u>Street side-yard setback:</u> See applicable zoning district for standard. <p>Second floor:</p> <ul style="list-style-type: none"> • <u>Side-yard and Rear-yard setback:</u> 3 feet • <u>Street side-yard setback:</u> See applicable zoning district for standard. <p><u>ADU 1 proposed setbacks:</u></p> <p><i>Front yard setback: _____feet</i></p> <p><i>Side-yard setback: _____feet</i></p> <p><i>Side-yard setback: _____feet</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. ADU(s) created under the <u>City's local ordinance 17.228.105(B)</u>		Yes	No	N/A	Staff
	<p>Rear-yard setback: _____ feet</p> <p><u>ADU 2 proposed setbacks:</u></p> <p>Front yard setback: _____ feet</p> <p>Side-yard setback: _____ feet</p> <p>Side-yard setback: _____ feet</p> <p>Rear-yard setback: _____ feet</p> <p>¹ An ADU may not project into the required setback from the landside toe of a levee.</p> <p>² No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU.</p>				
13.	No portion of an ADU balcony, deck, or open-stair landing within 10 feet of the rear lot line or side lot line is higher than 3 feet from the ground unless the rear or side lot line abuts a nonresidential use, alley, public street, or approved private street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Objective infill housing design standards applicable to ADU(s) (click here for the list of standards)					
14.	There are no publicly visible walls that contain blank area of greater than 400 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	The main entrances to residential buildings face the adjacent roadways and/or open space features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Mechanical equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners or similar mechanical devices) are concealed with ground mounted walls or fencing if not roof mounted, with mechanical screens or roof wells.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes on primary public street views are screened by walls and/or landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Fencing materials include tubular architectural metal, wrought iron/brick mix, hedges, brick, split faced concrete block, or wood. <u>Note:</u> Chain link fencing, barbed wire, and security tops to metal tubular fencing are not allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Upper story windows are recessed from the wall surface by a minimum of 2 inches or have surface trim and sills.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional objective design standards for <u>historic districts and landmark properties</u> (click here for a list of standards)					
<u>Note:</u> Historic ADU Standards prevail when conflict exists with questions 1 through 19 above.					
<u>Note:</u> ADUs that modify the exterior of historic structures require Site Plan & Design Review .					
20.	Minimum separation: On parcels greater than 100 feet deep, ADUs must be a minimum of 30 feet from the contributing resource on the parcel. On parcels 100 feet deep or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. ADU(s) created under the <u>City's local ordinance 17.228.105(B)</u>		Yes	No	N/A	Staff
	<p>less, a minimum distance of 4 feet is required from a contributing resource on the same parcel or any adjacent parcel.</p> <p><i>Lot depth: _____ feet</i></p> <p><i>Distance from contributing resource(s): _____ feet</i></p>				
21.	<p>For parcels with alley frontage, detached ADUs must be located no more than 5 feet from the alley property line.</p> <p><i>Distance from alley property line: _____ feet</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	<p>ADUs must be located behind the rear façade within the rear yard area if there is a minimum clear area of 800 sq. ft. that meets the setback requirements for an ADU. If the parcel does not contain adequate rear yard area, the ADU may be located forward of the rear façade. The ADU must:</p> <ul style="list-style-type: none"> • Comply with the front setback required by the underlying zoning district; • Not extend beyond the midpoint of the parcel, measured halfway between the two side property lines; and • Comply with all other applicable development and objective design standards. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23.	<p>Height: ADUs must not be more than 150% taller than any contributing resource or landmark structure on the same or adjacent parcel, measured from the lowest plate height.</p> <p><i>ADU height: _____ feet</i></p> <p><i>Height of shortest contributing structure on same or adjacent property: _____ feet</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24.	<p>Width: ADUs must not be wider than the contributing resource on the same parcel.</p> <p><i>Width of ADU: _____ feet</i></p> <p><i>Width of contributing resource: _____ feet</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25.	<p>The ADU's roof form must be the same general type as the predominant roof form of the primary dwelling if the primary dwelling is a contributing resource/landmark. If the primary dwelling is not a contributing resource/landmark, the ADU's roof form must be the same general type as the predominant roof form of any primary dwelling that is a contributing resource/landmark on an adjacent parcel.</p> <p><i>ADU roof form: _____</i></p> <p><i>Contributing resource or landmark roof form: _____</i></p> <p><u>Note:</u> Flat roofs are only allowed if the primary structure has a flat roof as its predominant form covering at least 60% of its roof area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26.	<p>Wall cladding on ADUs must be one of the following: bevel, narrow lap, Dolly Varden, shingle, clapboard, Dutch lap, channel rustic, board-and-batten, shiplap, tongue-and-groove, rustic vee, or other traditional profile consistent with the contributing resource/landmark on the same parcel (or adjacent parcel if there isn't one on the same parcel). The siding materials must be wood or fiber cement with a smooth or textured</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. ADU(s) created under the <u>City's local ordinance 17.228.105(B)</u>		Yes	No	N/A	Staff
	<p>finish that replicated traditional wood grain and must match the reference building in orientation, exposure width (within 1"), and surface texture.</p> <p>Stucco or brick is permitted only if the contributing resource/landmark has stucco or brick cladding as its primary exterior wall finish. The stucco or brick must match the texture, color, and application technique of the reference building.</p> <p><i>ADU wall cladding:</i> _____</p> <p><i>Contributing resource or landmark wall cladding:</i> _____</p>				
27.	<p>Trim and Finish Materials:</p> <ul style="list-style-type: none"> All trim must have a smooth finish with no raised grain greater than 1/16 inch. Window and door trim must be flat and not exceed 4 inches in width. Applied ornamentation, including brackets, spindles, scrollwork, or molded trim profiles, shall not be used. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28.	<p>Windows must be double- or single-hung, hopper, awning, fixed, or casement style. Sliding windows and internal grids are prohibited.</p> <p>Windows must include exterior trim and sills on all elevations:</p> <ul style="list-style-type: none"> Trim must be at least 3.5 inches wide and project at least 0.75 inches from the wall plane. Sills must project at least 1.75 inches from the wall surface and be sloped to shed water. Trim and sills shall be constructed of wood or fiber cement, or another paintable material with a smooth finish. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29.	<p>Doors:</p> <ul style="list-style-type: none"> Exterior pedestrian doors must be paneled. Flush panel doors are prohibited in the Central City. Sliding doors are not allowed on a building elevation facing a public street or alley. Garage doors must be paneled and have viewing windows. Viewing windows must be clear glass, opaque, or one-way glazing. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30.	<p>Entrance Orientation: For ADUs with facades fronting a public street or alley, the primary pedestrian entrance must face the public right-of-way.</p> <p>The entrance may face a side yard if both the following are met:</p> <ul style="list-style-type: none"> The side yard has minimum clear width of 5 feet; and A permanent paved pathway at least 3 feet in width connects the entrance to the public right-of-way. <p>For alley-facing ADUs with garage doors, the pedestrian door may be located on the same façade as the garage door, if the entrance is located within 5 feet of the garage opening.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. ADU(s) created under the <u>City's local ordinance 17.228.105(B)</u>		Yes	No	N/A	Staff
	Pedestrian doors must remain visible from the public right-of-way. Fences or gates must be no taller than 42 inches and must not form an opaque barrier in front of a door facing the right-of-way.				
31.	<p>Mechanical Equipment Screening:</p> <ul style="list-style-type: none"> All mechanical equipment (HVAC condensers, heat pumps, air handlers, and electric panels) must be located at ground level, unless installed on a flat roof and fully concealed from public view. Ground-mounted mechanical equipment must be located behind the primary façade or in a side yard and screened from public view using solid fencing or evergreen landscaping. Window-mounted equipment visible from the public right-of-way is prohibited unless fully concealed by a solid wall. Air handlers must be located entirely within the building envelope. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.	<p>Utilities:</p> <ul style="list-style-type: none"> No exposed piping or conduit is allowed on exterior walls. Electrical risers must be installed within the building envelope. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33.	Gutters: Ogee-style or round gutters are required for ADUs located within the Central City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	Solar panels must be mounted parallel with the roof (i.e. flush-mounted or low profile).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35.	<p>Exterior Lighting:</p> <ul style="list-style-type: none"> Exterior doors must have an exterior light fixture. Entrance door light fixtures along a street or alley must operate from dusk to dawn via sensor or timer. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36.	<p>Parking (if provided): New parking areas must be within an enclosed garage. The following are prohibited:</p> <ul style="list-style-type: none"> Tuck-under or cantilevered parking configurations. New uncovered parking areas along alleys. New curb cuts on parcels not fronting an alley. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37.	<p>ADUs facing alleys must:</p> <ul style="list-style-type: none"> Include at least two operable windows facing the alley. Include one operable door, which may include a garage door, facing the alley. No sliding doors facing the alley. Garage doors facing an alley must be paneled with glazed upper sections. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. ADU(s) created under <u>State ADU standards 17.228.105(C)</u>		Yes	No	N/A	Staff
Properties with a single-unit dwelling – general requirements					
1.	Is there an existing single-unit dwelling on the subject property or proposed to be built concurrently with the proposed ADU?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Are no more than 3 ADUs, consisting of one attached ADU, one junior ADU, and/or one detached ADU proposed? Type(s) of ADUs proposed (check all that apply): <input type="checkbox"/> One ADU converted from existing space (complete section 5 below) <input type="checkbox"/> One junior ADU (complete section 6 below) <input type="checkbox"/> One detached new construction ADU (complete section 7 below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	If located within the EA-2 or EA-3 Overlay zone , is only 1 ADU proposed on the lot?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	If rented out, the ADU(s) will not be rented for terms less than 30 days.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Properties with a single-unit dwelling - ADUs converted from existing space					
5a.	Is the ADU located entirely within the space of a single-unit dwelling or accessory structure? <u>Note:</u> An expansion of 150 square feet or less beyond the physical dimensions of the accessory structure to accommodate ingress and egress is allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5b.	Does the ADU have exterior access separate from the proposed or existing single-unit dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5c.	Side-yard and rear-yard setbacks will be determined through the building permit review process, but are not more than 4 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Properties with a single-unit dwelling - Junior ADU (JADU)					
6a.	Is the JADU located entirely within the space of a single-unit dwelling or attached accessory structure? <u>Note:</u> An expansion of 150 square feet or less beyond the physical dimensions of the accessory structure to accommodate ingress and egress is allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6b.	Side-yard and rear-yard setbacks will be determined through the building permit review process but are not more than 4 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6c.	Does the junior accessory dwelling unit comply with all the requirements of California Government Code Title 7, Division 1, Chapter 13, Article 3 below?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The JADU does not exceed 500 square feet. <i>Size of proposed JADU: _____ sq ft</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. ADU(s) created under <u>State ADU standards 17.228.105(C)</u>		Yes	No	N/A	Staff
	<p>Will the property owner reside on site?</p> <p><u>Note:</u> owner occupancy is not required if the JADU has separate sanitation facilities from the primary dwelling, or is owned by a governmental agency, land trust, or housing organization.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Deed Restriction. Will a deed restriction be recorded prior to final building permit inspection and state the following?</p> <p><input type="checkbox"/> Sale of the JADU separate from the sale of the single-unit dwelling is prohibited; and</p> <p><input type="checkbox"/> The deed restriction may be enforced against future purchasers; and</p> <p><input type="checkbox"/> The junior accessory dwelling unit shall conform to issued building permits.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6d.	Does the proposed JADU(s) have a separate entrance from the main entrance to the proposed or existing dwelling unit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6e.	If the JADU(s) does not include a separate bathroom, is there also an interior entry to the main living area of the primary dwelling unit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6f.	Does the JADU(s) contain an efficiency kitchen including a cooking facility with appliances, a food preparation counter, and storage cabinets?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6g.	If the JADU is rented out, it will be for a term longer than 30 days.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Properties with a single-unit dwelling - detached, new construction ADU					
7a.	<p>Is the floor area of the ADU 800 square feet or less?</p> <p><i>Floor area of proposed ADU: _____ sq ft</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7b.	<p>Does the ADU have at least 4 foot side-yard and rear-yard setbacks?</p> <p>ADU proposed setbacks:</p> <p><i>Side-yard setback: _____ feet</i></p> <p><i>Side-yard setback: _____ feet</i></p> <p><i>Rear-yard setback: _____ feet</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7c.	<p>Does the ADU comply with the maximum height of 18 feet?</p> <p><i>Proposed height of ADU: _____ feet</i></p> <p><u>Note:</u> An additional two feet in height is allowed for ADUs to accommodate a roof pitch aligned with the primary dwelling.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Properties with multi-unit dwellings – general standards					
1.	Is there an existing multi-unit dwelling already on the subject property or proposed to be built concurrently with the proposed ADU(s)? <i>Check below.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. ADU(s) created under <u>State ADU standards 17.228.105(C)</u>		Yes	No	N/A	Staff
	<input type="checkbox"/> Existing multi-unit dwelling <input type="checkbox"/> Proposed multi-unit dwelling				
2.	<p>Does the number of ADU(s) comply with the maximum number of ADUs allowed? <u>Converted ADU(s) allowed:</u> up to 25% of the number of existing multi-unit dwellings. <u>Detached ADUs allowed:</u> depends whether the multi-unit dwellings are existing or proposed:</p> <ul style="list-style-type: none"> • <u>Existing</u> multi-unit dwelling: Up to 8, but the number of ADUs cannot exceed the number of existing dwelling units on the property. • <u>Proposed</u> multi-unit dwelling: 2 ADUs <p>Type(s) of ADU(s) proposed: (Check all that apply)</p> <input type="checkbox"/> Converted ADUs (complete section 5 below) <i># of existing multi-unit dwelling units, excluding any ADUs: _____</i> <i># of converted ADUs proposed: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Detached ADU(s) (complete section 6 below) <i># of existing multi-unit dwelling units on property, excluding any ADUs: _____</i> <i># of detached ADUs proposed: _____</i>				
3.	If located within the EA-2 or EA-3 Overlay zone , is only 1 ADU proposed on the lot?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	If rented out, the ADU(s) will not be rented for terms less than 30 days.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Properties with multi-unit dwellings ADU(s) converted from existing space					
5a.	<p>Is the proposed ADU(s) located within the portions of existing multi-unit dwelling structures that are not used as livable space? Livable space means space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation. <i>Check all that apply:</i></p> <input type="checkbox"/> Storage rooms <input type="checkbox"/> Boiler rooms <input type="checkbox"/> Passageways <input type="checkbox"/> Attics <input type="checkbox"/> Basements <input type="checkbox"/> Garages <input type="checkbox"/> Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. ADU(s) created under <u>State ADU standards 17.228.105(C)</u>		Yes	No	N/A	Staff
6. Properties with multi-unit dwellings - Detached ADU(s)					
6a.	<p>Does the ADU(s) have at least 4-foot side-yard and rear-yard setbacks?</p> <p>ADU 1 proposed setbacks:</p> <p><i>Side-yard setback: _____ feet</i></p> <p><i>Side-yard setback: _____ feet</i></p> <p><i>Rear-yard setback: _____ feet</i></p> <p>ADU 2 proposed setbacks:</p> <p><i>Side-yard setback: _____ feet</i></p> <p><i>Side-yard setback: _____ feet</i></p> <p><i>Rear-yard setback: _____ feet</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6b.	<p>Does the ADU(s) comply with the maximum height of 18 feet?</p> <p><i>Proposed height of ADU 1: _____ feet</i></p> <p><i>Proposed height of ADU 2: _____ feet</i></p> <p><u>Note:</u> An additional two feet in height is allowed for ADUs to accommodate a roof pitch aligned with the primary dwelling.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

I understand that if additional review fees need to be collected, additional payment will be required.

I understand that in the event of a dispute over the project, I am required to defend, indemnify, and hold harmless the City of Sacramento as follows:

I agree that in connection with any claim, action, or proceeding (collectively "claim") brought against the City of Sacramento and its City Council, agencies, commissions, boards, departments, officers, employees, and agents (collectively the "City") to attack, set aside, void, or annul any City action arising out of or in any way connected to the project, including any determination made pursuant to the California Environmental Quality Act, I will defend, indemnify, and hold harmless the City from and against all damages, costs, and

attorneys' fees, excluding the City's staff attorneys' fees. I understand that the City, in its sole discretion, may decide to use outside counsel or its staff attorneys (or both) to defend the claim.

Signature

Date

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, the City will not sell your data or information for any purposes.

FOR CITY STAFF USE ONLY

Application complies with all objective zoning standards: Yes No

Based on staff's review, the ADU(s) proposed to be created under the Local Ordinance (City Code Section 17.228.105(B)) conforms to all applicable zoning standards. The reviewed plans are attached hereto as Exhibit A.

Based on staff's review, the ADU(s) proposed to be created under State Standards (City Code Section 17.228.105(C) and Government Code Section 66323) conforms to all applicable zoning standards. The reviewed plans are attached hereto as Exhibit A.

Based on staff's review, the ADU(s) proposed to be created under the Local Ordinance (City Code Section 17.228.105(B)) does not conform to all applicable zoning standards. Please review this application form for the list of standards that are not met. The plans will need to be revised to conform or an application for Director level Site plan and Design Review to deviate from the subject standard will need to be filed per City Code Section 17.228.105(B)(5).

Based on staff's review, the ADU(s) proposed to be created under State Standards (City Code Section 17.228.105(C) and Government Code Section 66323) does not conform to all standards. Please review this application form for the list of standards that are not met. For the ADU(s) to be approved under State Standards, the plans must be revised to conform.

If no, describe reasons why:

Email Other Date informed on: _____ Informed by: _____