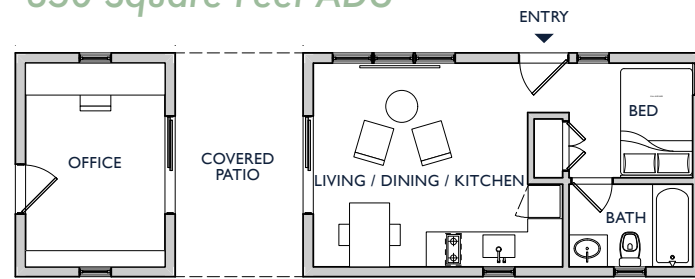
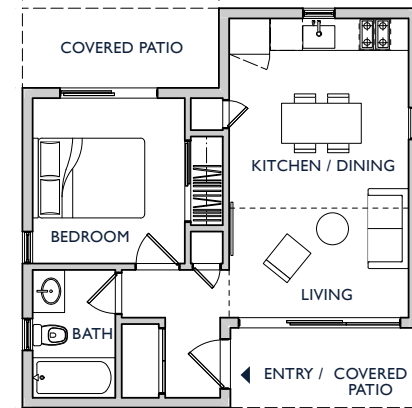


# Prototype Plans

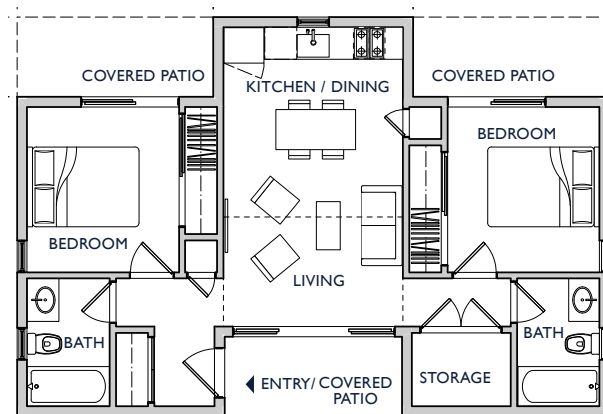
350 Square Feet ADU



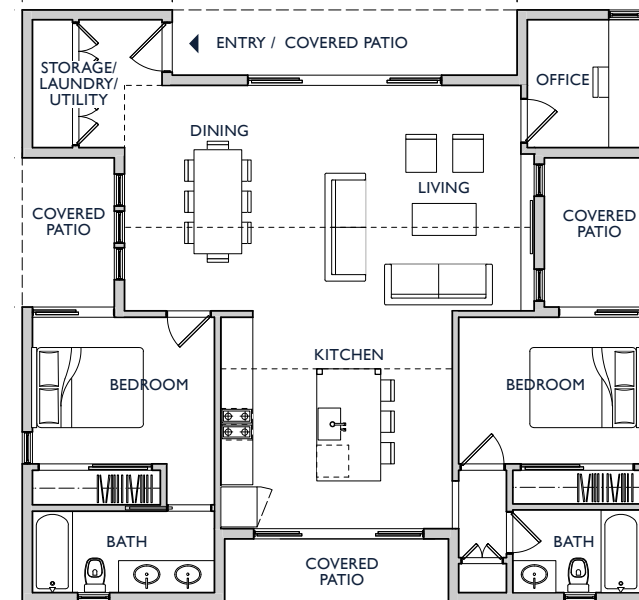
500 Square Feet ADU



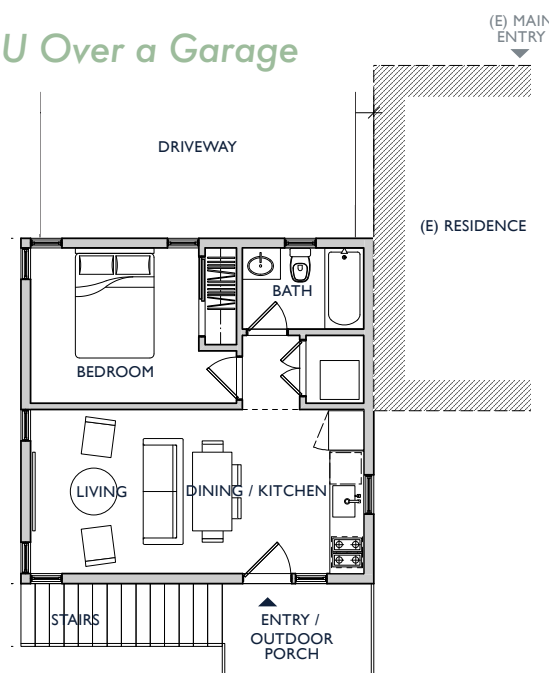
750 Square Feet ADU



1,200 Square Feet ADU



ADU Over a Garage



SAN JOAQUIN COUNTY  
Greatness grows here.

Pre-approved ADU plans for a variety of sizes and configurations – attached, detached, and garage conversions – will streamline the permitting process and lower a homeowner's costs.

## Design Manual For Accessory Dwelling Units

San Joaquin County wants to make it easier to get permit approvals for Accessory Dwelling Units, or ADUs. As you may know, an ADU, also known as an “accessory unit”, “second unit”, “in-law-unit”, or “granny flat”, is an additional smaller unit on the same property as an existing single-family home. ADUs add housing to our community without the need to subdivide the land to create new parcels. Because they are typically smaller than a single-family home, they also cost less to build. Normally, they require an owner to retain an architect and go through a discretionary review process to get a building permit; this Design Manual is intended to streamline this process with a set of plans containing all of the details needed for a building permit, thereby eliminating the need to pay for a set of plans.

These ADU plans will reduce your costs and the time it takes to get a permit quite significantly. You will still have to provide some specific information on your site and select which of the plans you want to build. These details are in Plans 1-5; this document will provide an overview of the ADU plans to help you decide which one is best for you and the information you need to know about zoning for ADUs—what you can and cannot do.

If you have any questions about the plans of the review process, please call (209) 468-3121 or come to the County's offices at 1810 East Hazelton Avenue in Stockton, and a planner can answer them.



# Deciding to Build an ADU

ADUs can take many forms, including new detached units, additions to an existing home or garage, or the conversion of existing space to a new habitable unit (a “Junior ADU”). Regardless of the form, a homeowner must work through several steps in order to create an ADU on his or her property. This document walks you through the process of building an accessory dwelling unit, from pre-application through occupancy. It also offers guidance on the many configurations and design options available by San Joaquin County to assist you in finding the best ADU for your property. You will need a site plan and other property specific details, which are dependent on your lot and the orientation of the ADU and your choice of colors and building materials.

We understand that the plans and forms provided can be complicated if you are not familiar with the building process. We are here to help. We've set up a website that has additional information on ADUs at: <https://www.sjcdtupdate.org/>. If you would like to speak with us, we've set up a phone line for general questions at (209) 468-3121, or you may visit us at our office at 1810 East Hazelton Avenue in Stockton.

## FREQUENTLY ASKED QUESTIONS

**What permissions do I need in order to begin building?** Once you have determined what you want to build, your project will require a building permit. It may also require an ADU permit and permits related to your well, grading or septic upgrades.

**Is there any limit on the number of ADUs that can be built on my lot?** Yes. You can have no more than one Junior ADU, which is within an existing single family home, and one ADU.

**Do I need to go through a public hearing process?** No. As long as you use the provided plans, and any modifications meet the County's requirements, you can get your building permit, you do not need to go through a hearing process. However, if your design requires a variance, neighborhood notice and a public hearing before the Planning Commission is required.

Process	Description of Review	ADU Project Type
Building Permit	Exempt from ADU Permit.  Project can go directly to the Building Dept. for a permit.	JADUs and conversions of existing homes for ADUs detached ADUs that are 16 ft. or less in height, 800 sq. ft. in floor area, and setback 4 ft or more from interior lot lines.
ADU Permit (ministerial approval by County staff)	Staff level review; no public hearing.  Approval of ADU Permit based on standards in Chapter 9-832. 60-day review and approval process.	Attached ADUs and Detached ADUs that are not "exempt"

# Choosing the Right Type of ADU

Here is a short “how-to” guide for the overall process of building an ADU. The following sections of the Design Manual illustrate the prototype plans—their size and configuration of living and sleeping areas.

## Pre-application Phase

- Review the plans in the Design Manual to see whether any of them may meet your needs; you may want to consult with a local builder to discuss “ballpark” costs of construction.
- Contact County Planning if you have any questions about how you may be affected by specific rules relating to availability of water and sewer service, flood hazards, agricultural setbacks, or septic systems).

## Design and Preparation

- Consider your options for drafting plans. You can use one of the provided plans, or hire a designer or architect to do your own plans. You also could purchase a manufactured home (a mobile home) or a pre-fab unit if any of those floor plans met your needs and the costs were within your budget.
- Consider your options for building. Hire a contractor? Build the unit yourself?
- If you select one of the ADU options in this Design Manual, then all you have to do is answer some specific questions about your lot and where it is located and confirm your design choices for a specific ADU plan.

## Submit Plans for an ADU Permit, if Required, and Building Permit

- If you use one of the provided plans, the process will be easy and fairly quick.
- If you hire your own designer/architect, expect one or two rounds of comments/resubmittals if they are not familiar with the County's current requirements.



## Recorded Deed Restriction.

- Prior to issuance of a building permit for an ADU or JADU, the property owner shall record a deed restriction with the County Recorder's Office and provide a copy of the stamped deed restriction to the Community Development Department, including the following restrictive covenants:
  - (A) The ADU or JADU shall not be sold separately from the primary residence;
  - (B) The ADU or JADU is restricted to the maximum size allowed by Chapter 9-832, Residential Accessory Dwelling Units or as approved by an ADU Permit;
  - (C) The property owner and all successors in interest in the property shall respond to the County's periodic surveys of owners of ADU and JADUs for reporting purposes to the State Department of Housing and Community Development; and
  - (D) If the ADU or JADU is rented, it shall not be rented for a period of less than thirty (30) consecutive days.

## Obtain Permits and Pay Fees.

- Obtain your ADU Permit, if one is required, your building permit, and any other necessary permits or approvals.
- Pay all fees required.

## Construct Your ADU

- Complete all required performance and building permit inspections.

## Occupy Your ADU

- Review how to be a landlord, accepting housing vouchers and other details.