COUNTY OF SAN DIEGO

Presentation on Accessory Dwelling Units (ADU's)
1. What is an ADU
2. Why ADU’s are important
3. Different types of ADU’s
4. Overview of ADU regulations
5. Cost of construction
6. Impact fees
7. Potential future changes to County regulations
Accessory Dwelling Units (ADU)

**What is an ADU?**

- A second dwelling unit on an existing single-family residential lot
- A complete independent living unit (including sleeping, eating, cooking and bathroom)
- Attached, detached, or a repurposed garage that allows living
- The State of California requires that cities and counties allow for the addition of an ADU on single-family lots with some requirements and restrictions
ADU BENEFITS

- Affordable housing
- Source of income
- Extended families
- Add to housing inventory
TYPES OF ACCESSORY DWELLING UNITS

**Single-Family Home**
An existing primary home must be located on the lot.

**Attached ADU**
An addition can be built onto the house (in the back, or as a second story) to create an ADU.

**Detached ADU**
A detached ADU can be added as a separate unit on the rear of the lot, some setback and height requirements apply.

**Garage Conversion**
A garage can be converted to an ADU or a living unit can be added on top of a garage; parking is required for ADUs.

**Junior ADU**
An individual living space can be constructed or converted within the existing home to create an ADU.
Accessory Dwelling Units (ADU)

UPDATED ADU REGULATIONS

- An ADU attached to a primary dwelling may be up to 50% of the size of the residence, up to a maximum of 1,200 square feet (500 square feet for JADU).
- An ADU detached from the single-family residence may be up to 1,200 square feet, regardless of the size of the residence.
- Setbacks have been reduced
- No parking is required if public transportation is available within ½ mile of ADU.
- No minimum lot size requirements
- Expedited plan checks for ADU’s
COST TO CONSTRUCT A SINGLE-FAMILY DWELLING

New Single Family Dwelling Construction Cost:
$120/sf to $300/sf

Range due to:
- Types of materials and finishes
- Construction location
- Outside delivery costs
- Unique lots configurations
## Development Impact Fees

<table>
<thead>
<tr>
<th>Fee</th>
<th>Authority (Method of Calculation)</th>
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<tbody>
<tr>
<td>TIFF (Traffic)</td>
<td>County Fee (per unit)</td>
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<tr>
<td>Park Fee</td>
<td>County Fee (per unit)</td>
</tr>
<tr>
<td>Drainage Fee</td>
<td>County Fee (per square foot)</td>
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<tr>
<td>Sewer (if not septic)</td>
<td>County or Outside Agency. County does not charge connection fee, but does charge service fee</td>
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<tr>
<td>Building Permit</td>
<td>Plan Check (per square foot)</td>
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<td>Permit Fee (per unit)</td>
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<tr>
<td>School Fees</td>
<td>Local School Districts (per square foot)</td>
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<tr>
<td>Water Fees</td>
<td>Non-County (per unit)</td>
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<tr>
<td>Fire Authority</td>
<td>County or other Jurisdiction. Fire Mitigation (Per square foot)</td>
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<td>Plan Check Fee (per square foot)</td>
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## DEVELOPMENT IMPACT FEES

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<tr>
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<th>Ramona 1200 sq SFD</th>
<th>Fallbrook 1200 sf SFD</th>
<th>Lakeside 1200 sf SDF</th>
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Accessory Dwelling Units (ADU)

Potential Programs – Which Types of Programs Would Help Incentivize ADUs?

Program 1

Reduce DIF for ADUs
Reduce or eliminate costs to homeowners for building permits and other fees for related to the construction of an ADU on their parcel

Program Development Timing: Medium Term (1-2 Yr)

Program 2

Pre-Approved ADU Plans
Create 4-6 ADU plans that are pre-approved by the County
- ADU plans range from 800-1,200 SF
- Pre-approved plans will qualify for expedited plan check and reduced fees

Program Development Timing: Medium Term (1-2 Yr)

Program 3

Junior ADUs
Allows homeowners to construct or convert a room attached to, or within, their existing primary home
- Can convert up to a 500 SF living space
- Offers a more affordable housing option to both homeowners and renters

Program Development Timing: Medium Term (1-2 Yr)