




ACCESSORY DWELLING UNIT IDEA BOOK

September 30, 2023
Revised: March 28, 2024

A scenic landscape photograph of a forested valley. In the foreground, a river flows through a grassy field. The middle ground is filled with dense evergreen forests covering the valley floor and slopes. In the background, large mountains rise under a clear blue sky. The overall scene is bright and natural.

*This Idea Book was created through the use of a
Senate Bill 2 Planning Grant Program from the
California Department of Housing and Community Development
to assist homeowners with the development and review process
for accessory dwelling units and ultimately to support
Plumas County's goals for creating more affordable housing options.*



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1. ADUs in Plumas County

Definition and Benefits

Across the United States, communities are experiencing issues related to housing affordability. In California, housing production is not keeping pace with the demand. As such, one potential solution is increasing the production of Accessory Dwelling Units (ADUs) to meet the needs of family members, students, seniors, in-home care providers, individuals with disabilities, and others. ADUs are independent secondary dwelling units located on the same property as an existing or proposed single-family or multiple-family dwelling unit. Also referred to as in-law suites, casitas, or second units, ADUs are defined as a dwelling unit and include amenities for living, sleeping, eating, cooking, and sanitation. ADUs are often constructed for long-term renters who are not necessarily associated with the primary dwelling unit owners.



Quick Links

County Website: www.plumascounty.us/

Building Department Website: www.plumascounty.us/77/Building-Department

Planning Department Website: www.plumascounty.us/89/Planning-Department

ADU Questions: Email: building@countyofplumas.com

Phone: (530) 283-7011 (select 1 for Building or select 2 for Planning)

Code of Ordinances: library.municode.com/ca/plumas-county/codes/code-of-ordinances
(Refer to Title 8 Building Regulations and Title 9 Planning and Zoning)

Zoning Map / Districts: mangomap.com/plumasgis/maps/47662/plumas-county-zoning#



Over the past several years, and most recently in 2023, new state laws took effect related to the development of ADUs. The new laws allow ADUs in all residential and mixed-use zoned properties and are intended to address barriers, streamline local housing approvals, and expand potential capacity for the construction of ADUs to help address housing availability needs. Essentially, the local approval process has been streamlined to help accelerate housing production throughout California, including Plumas County.



ADU Quick Facts (State Law)

- ☐ ADUs can be built with existing or proposed single-family or multifamily dwellings.
- ☐ ADUs may not be used for short-term or vacation rentals (less than 30 days).
- ☐ ADUs may be rented separate from the primary residence and in some cases be sold separately.
- ☐ A prefabricated or modular home is allowed as an ADU.
- ☐ HOAs cannot prohibit the construction of an ADU.
- ☐ ADUs are allowed within historic districts and on lots where the primary dwelling is subject to historic preservation.
- ☐ Fire sprinklers may not be required in ADUs where sprinklers were not required by building codes for the existing single-family residence.
- ☐ ADU's up to 800 square feet, 16 feet in height, and with no more than 4 foot rear and side setbacks must be allowed in all local jurisdictions statewide.
- ☐ A Junior ADU, or JADU, is an ADU of 500 square feet or less that is contained entirely within a single family residence.
- ☐ New construction ADUs that are physically separated from the primary dwelling unit (detached ADUs) can be combined on the same single family lot with a JADU.
- ☐ Up to two detached ADUs are allowed on multi-family lots.
- ☐ At least one interior ADU up to 25% the number of dwelling units is allowed on multi-family lots within non-dwelling areas (storage rooms, attics, basements, etc.).
- ☐ JADUs not allowed on multifamily lots.

Where to Start

The Idea Book explains an expedited process of constructing an ADU using Pre-Designed Plans provided by Plumas County. A second option is to design your own Custom ADU. These two possible paths to ADU construction are described in this Idea Book. The first step in the process is to conduct research to determine if an ADU can be built on your property.

STEP A: RESEARCH

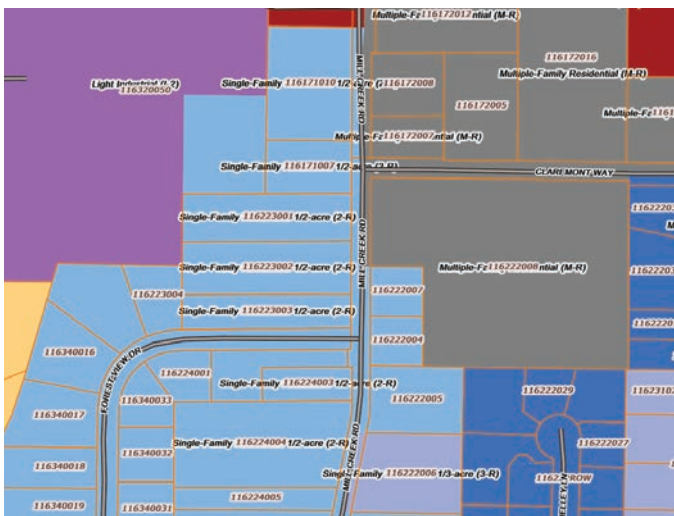
4 WEEKS

Zoning Information

ADUs must be permitted in any residential or mixed-use zone, which should be construed broadly to mean any zone where dwelling units are permitted. A "zoning district" is a specific area with uniform regulations and requirements that govern the uses, placement, and size of land and buildings.

The County Zoning Code implements the County General Plan by providing a precise delineation of permitted land uses, precluding land use conflicts, and by establishing general site development standards. The application of the provisions of the Zoning Code are held to only the minimum requirements for the promotion of the public health, safety, and general welfare and to protect property owners' rights to develop consistent with the County General Plan.

ZONING MAP EXAMPLE



Confirm your zoning to build an ADU on your property

An ADU may be established in any district in Plumas County that allows single-family or multi-family dwelling units. The following County zoning districts explicitly include ADUs:

- ☐ Single-Family Residential Zones
(2-R, 3-R, 7-R)
- ☐ Multiple-Family Residential Zone
(M-R)

Other mixed-use zones that allow ADUs include:

- ☐ Suburban Zones (S-1, S-3)
- ☐ Rural Zones (R-10, R-20)
- ☐ Commercial Zones
(C-1, C-2, C-3)
- ☐ Recreation Commercial Zone (R-C)
- ☐ Recreation Zones (Rec-P, Rec-1,
Rec-3, Rec-10, Rec-20)
- ☐ Industrial Zones (I-1, I-2)
- ☐ Agriculture, Mining and Forest Zones
(AP, GA, GF, M)

Search for your property's zoning information to see if it is ADU eligible here:

mangomap.com/plumasgis/maps/47662/plumas-county-zoning#

Paths to Construction & Estimated Costs

Choose a path that will best suit your ADU project's needs:

Path 1: Pre-Designed ADUs

Plumas County has four different Pre-Designed ADU Plans available to construct a detached ADU. These plans were created to reduce cost and help expedite the review timelines for your ADU project.

Estimated Fees

- ☐ Pre-Designed ADU Plans are available at no cost (FREE)
- ☐ For assistance printing an ADU plan set, contact the Building Department (minor plotter/print fee)
- ☐ ADU building permit fees are \$2.42 per square foot
- ☐ 80% reduced plan review fee
- ☐ Additional minor miscellaneous building and planning permit fees apply, contact the Building Department
- ☐ For well and septic questions, contact the Environmental Health Department
- ☐ For water and sewer questions, contact the applicable community service or public utility district
- ☐ For electrical power questions, contact the applicable dry utility provider

START ON PAGE 5: Learn about obtaining and using the Pre-Designed ADU Plans.

Path 2: Custom ADUs

Choose from a variety of ADU types, use non-county construction and design resources, and work with professionals such as engineers, architects, designers, and contractors to design your own ADU project.

Estimated Fees

- ☐ Design and engineering fees for Custom ADU Plans vary
- ☐ Custom ADU building permit fees are \$2.42 per square foot
- ☐ Full plan review fee
- ☐ Additional minor miscellaneous building and planning permit fees apply, contact the Building Department
- ☐ For well and septic questions, contact the Environmental Health Department
- ☐ For water and sewer questions, contact the applicable community service or public utility district
- ☐ For electrical power questions, contact the applicable dry utility provider

GREEN CALL-OUT BOXES: Look for call-out boxes (like this one) throughout the Idea Book to understand additional steps required when developing a custom ADU.



2. Pre-Designed ADU Plans

Timeline & Overview



Plumas County has four Pre-Designed ADU architectural plans available for your use. These construction documents include design details, architectural styles, structural plans and utility plans. Pre-Designed ADUs go through an expedited permitting process because these ADU designs have already been pre-plan checked and approved by the County Building Department. Additionally, site-specific site plan information is required for Planning Department staff review to demonstrate how the ADU will fit on your property and conform to zoning. The following sections outline the steps required to choose, permit, and construct your Pre-Designed ADU plan.

STEP B: DESIGN

4 WEEKS

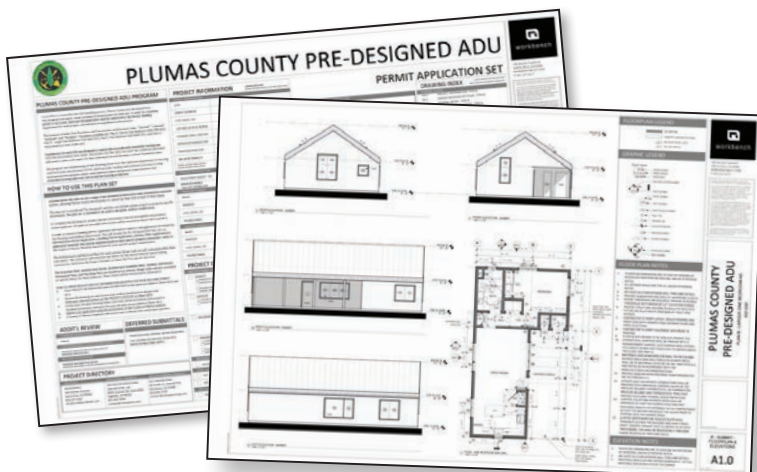
View Pre-Designed Plans

1. Visit the County's website or the Building Department Public Counter:

- ☐ www.plumascounty.us/3105/Accessory-Dwelling-Unit-ADU-Pre-Approved
- ☐ 555 Main Street, Quincy, CA 95971
Phone: (530) 283-7011
Hours: 8 a.m. to 5 p.m., M-Th.

Custom ADU Design Steps

- ☐ **Decide which type of ADU is right for your property.** See page 18 for more details about different types of ADUs including: detached ADUs, attached ADUs, conversion ADUs, and junior ADUs.
- ☐ **Understand your ADU design standards and site requirements.** Review your property's zoning requirements and State ADU Law to understand where you can locate your ADU, requirements for building sizes and heights, proximity to other structures and lots, landscaping and fencing, etc. (see page 18 for web links).
- ☐ **Design the ADU and create your plans.** Work with professionals such as engineers, architects, designers, and contractors to design your own ADU project.



Detached ADU Plan Types

2. Choose your best option from the Pre-Designed ADU Plans

Begin with an ideal ADU size (gross square feet) that works best for your property and intention of use. There are four floor plan types available. These design options can be previewed below and are described in detail on the following pages:

All ADU Plan Types Include:

- ☐ Slab on grade construction
- ☐ Firewise design features and materials to reduce chances of structure fires
- ☐ Gable roofs with 8:12 pitch to shed snow
- ☐ Designed all electric with mini-split heating/cooling system and electric heat pump water heater
- ☐ Compliance with California building code (2022) and Cal Green building standards

TYPE A: STARTER ONE BEDROOM



Floor Plan (see page 7)

- ☐ 705 Gross Square Feet / Single Story
- ☐ 1 Bedroom
- ☐ 1 Bathroom
- ☐ 27' x 37'-11" overall dimensions

Exterior Architectural Styles (see page 11)

- ☐ Summit
- ☐ Lakeside
- ☐ Gold Rush
- ☐ Meadow

TYPE B: LARGE ONE BEDROOM



Floor Plan (see page 8)

- ☐ 830 Gross Square Feet / Single Story
- ☐ 1 Bedroom
- ☐ 1 Bathroom
- ☐ 25' x 45' overall dimensions

Exterior Architectural Styles (see page 11)

- ☐ Summit
- ☐ Lakeside
- ☐ Gold Rush
- ☐ Meadow

TYPE C: TWO BEDROOM



Floor Plan (see page 9)

- ☐ 990 Gross Square Feet / Single Story
- ☐ 2 Bedrooms
- ☐ 2 Bathrooms (1 En-Suite)
- ☐ 30' x 39'-4" overall dimensions

Exterior Architectural Styles (see page 11)

- ☐ Summit
- ☐ Lakeside
- ☐ Gold Rush
- ☐ Meadow

TYPE D: THREE BEDROOM



Floor Plan (see page 10)

- ☐ 1200 Gross Square Feet / Two Stories
- ☐ 3 Bedrooms
- ☐ 2 Bathrooms (1 En-Suite)
- ☐ 25' x 50'-2" overall dimensions

Exterior Architectural Styles (see page 11)

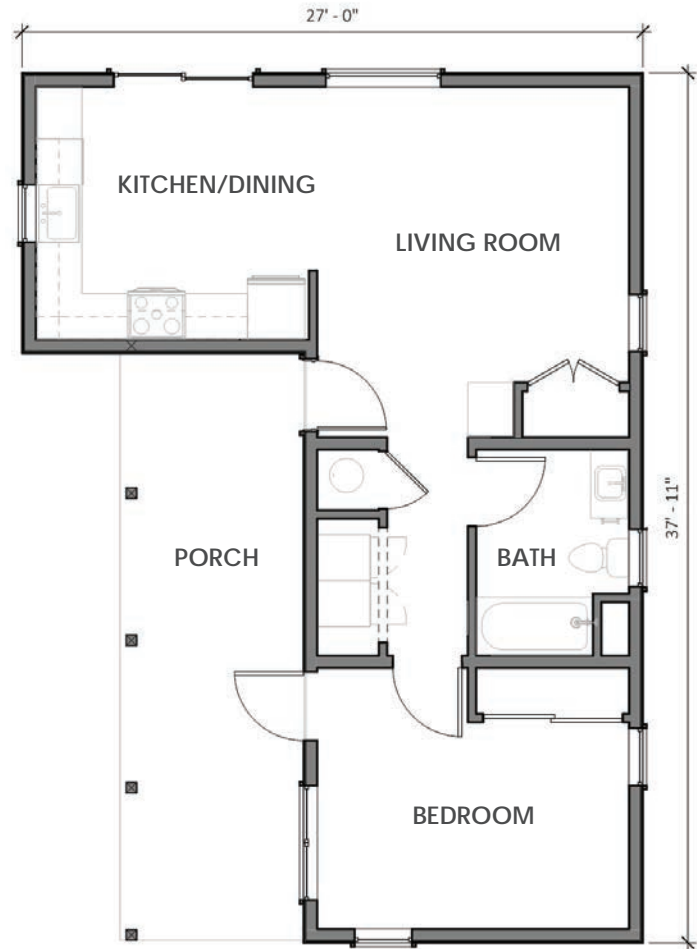
- ☐ Summit
- ☐ Lakeside
- ☐ Gold Rush
- ☐ Meadow

TYPE A: STARTER ONE BEDROOM

Overview

- ☐ Efficient small space living
- ☐ Clearly distinguished entertaining and personal spaces
- ☐ Large bedroom (approx. 154 SF) has space for work-from-home desk
- ☐ ADA compatible bathroom (approx. 70 SF)
- ☐ Cozy eat-in kitchen
- ☐ Suitable storage space
- ☐ Side-by-side washer dryer
- ☐ Generous entry porch creating a connection to the outdoors

Floor Plan



Exterior Architectural Styles



SUMMIT



LAKESIDE



GOLD RUSH



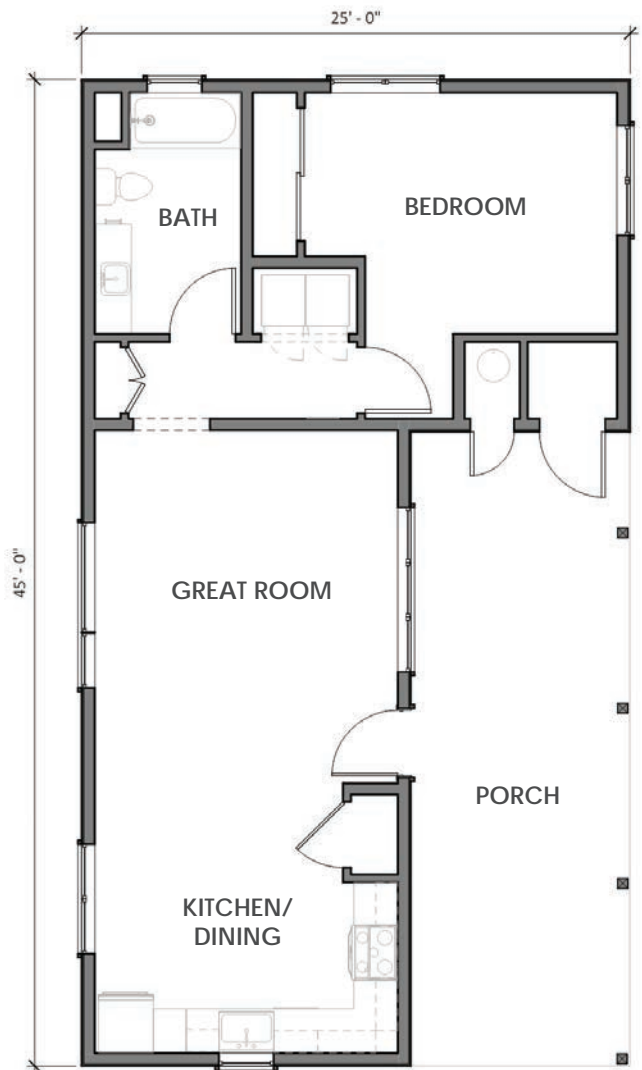
MEADOW

TYPE B: LARGE ONE BEDROOM

Overview

- ☐ Great room with generous circulation paths
- ☐ Expanded bedroom (approx. 180 SF)
- ☐ Large ADA bathroom (approx. 70 SF)
- ☐ Right-sized kitchen
- ☐ Storage spaces including kitchen pantry and large exterior storage closet
- ☐ Side-by-side washer dryer
- ☐ Generous entry porch creating a connection to the outdoors

Floor Plan



Exterior Architectural Styles



SUMMIT



LAKESIDE



GOLD RUSH



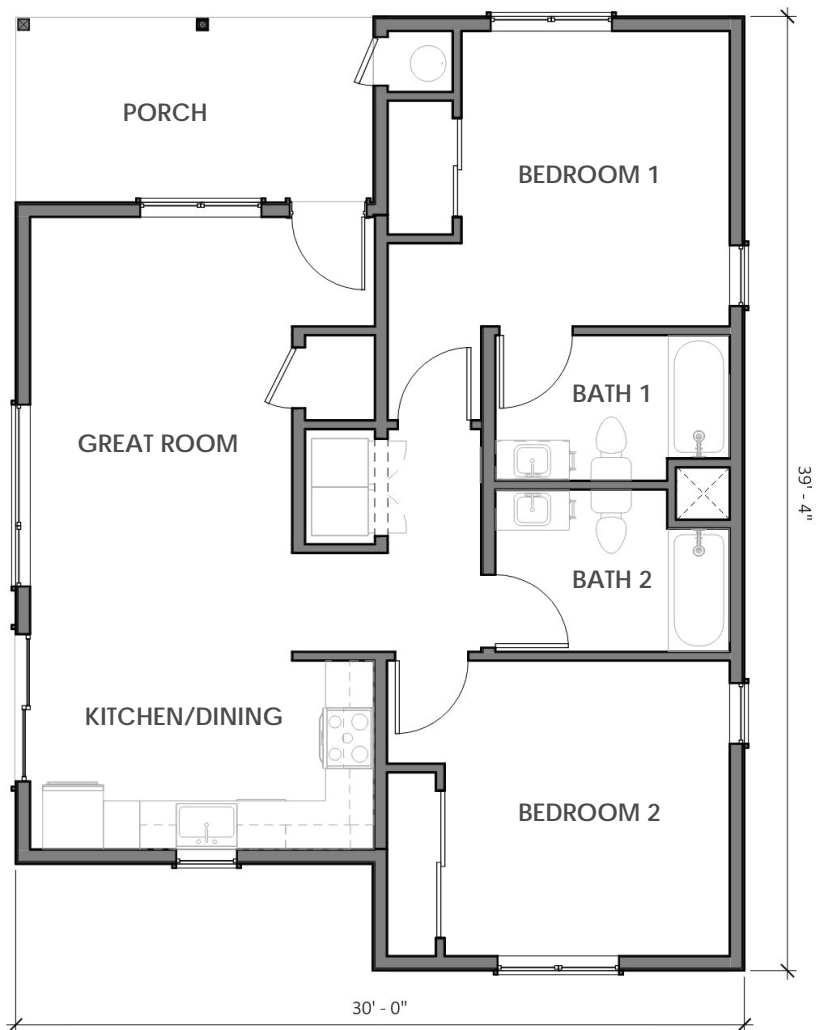
MEADOW

TYPE C: TWO BEDROOM

Overview

- ☐ Larger bedrooms (approx. 172 sf) allow for more personal space and wide range of furniture layouts
- ☐ Bedrooms separated to allow for privacy
- ☐ Primary suite w/en-suite bath (bedroom 1 and bath 1: approx. 240 SF)
- ☐ Option to have primary bath be an office/flex space
- ☐ ADA compatible bathrooms (approx. 70 SF)
- ☐ Kitchen with eat-in island
- ☐ Loft storage over bath/washer dryer/hall
- ☐ Side-by-side washer dryer
- ☐ Generous entry porch creating a connection to the outdoors

Floor Plan



Exterior Architectural Styles



SUMMIT



LAKESIDE



GOLD RUSH



MEADOW

TYPE D: THREE BEDROOM

Overview

- ☐ Excellent layout for many possible living situations
- ☐ Long and narrow form may be preferred for some parcels
- ☐ Three bedrooms and two ADA compatible bathrooms (approx. 70 SF)
- ☐ Upstairs level functions as private bedroom/bathroom primary suite (approx. 256 SF)
- ☐ Right-sized kitchen
- ☐ Storage spaces including kitchen pantry and large exterior storage closet
- ☐ Stacking washer-dryer
- ☐ Generous entry porch creating a connection to the outdoors

Exterior Architectural Styles



SUMMIT



LAKESIDE

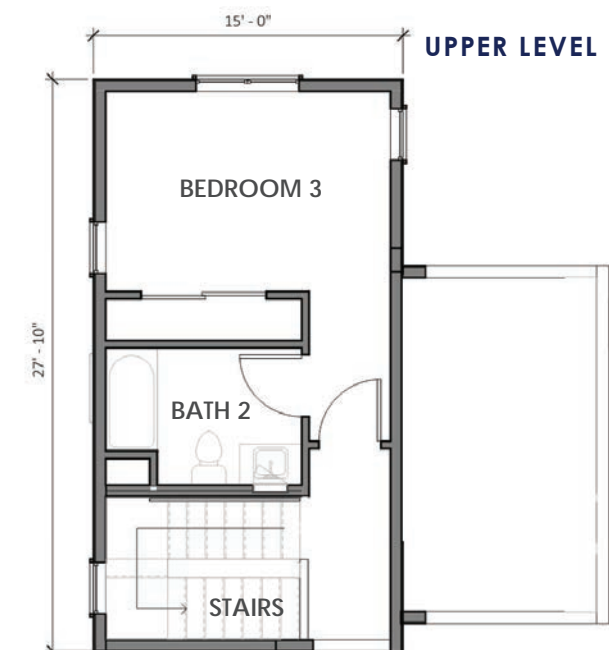
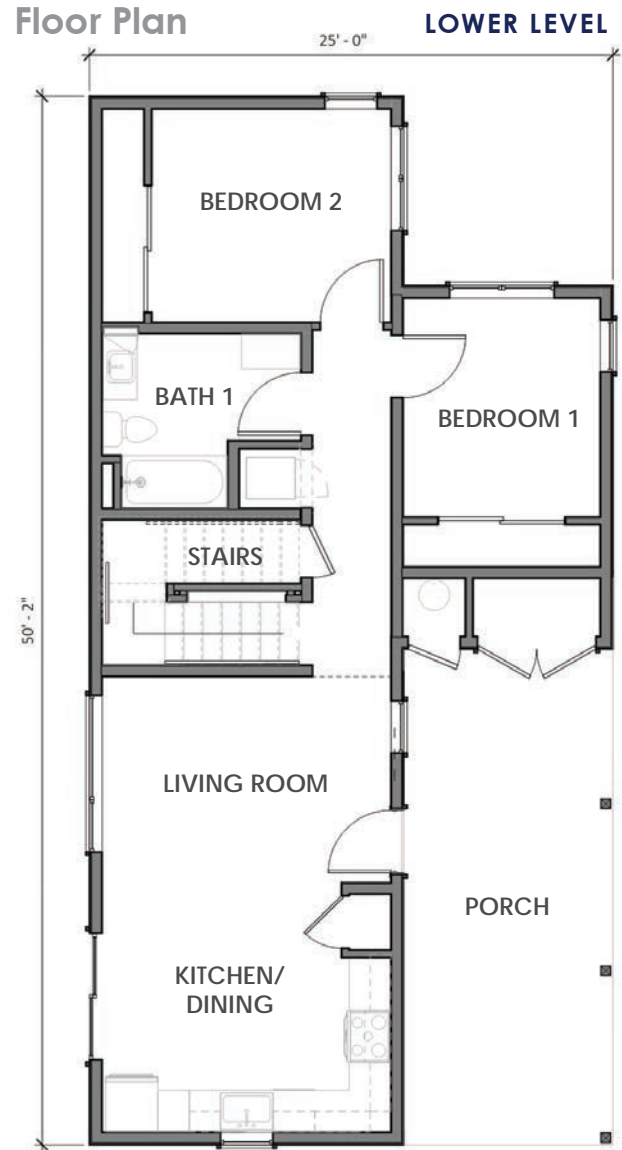


GOLD RUSH



MEADOW


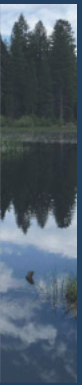


Floor Plan



Exterior Architectural Styles

3. Choose your preferred architectural style considering the following details:

| | DESIGN OVERVIEW |
|---|---|
| <div data-bbox="71 432 703 489"> SUMMIT <i>Rugged Dignified Enduring</i> </div> <div data-bbox="71 499 943 800">  </div> | <div data-bbox="977 474 1500 747"> <ul style="list-style-type: none"> <input type="checkbox"/> Nature-inspired styling minimal eaves and rake <input type="checkbox"/> Natural wood column at porch <input type="checkbox"/> Simple trim at windows and doors <input type="checkbox"/> Large window openings with lower sill height and no divisions <input type="checkbox"/> Additional exterior door </div> |
| <div data-bbox="71 825 784 882"> LAKESIDE <i>Reflection Refreshing Relaxing</i> </div> <div data-bbox="71 892 943 1192">  </div> | <div data-bbox="977 842 1477 1178"> <ul style="list-style-type: none"> <input type="checkbox"/> Classic styling standard eaves and rake <input type="checkbox"/> Belly band accent trim at gable end <input type="checkbox"/> Traditional trim at windows and doors <input type="checkbox"/> Traditionally sized windows with simple divisions <input type="checkbox"/> Standard sill height </div> |
| <div data-bbox="71 1213 865 1270"> GOLD RUSH <i>Historic Colorful Unique Details</i> </div> <div data-bbox="71 1281 943 1581">  </div> | <div data-bbox="977 1236 1497 1554"> <ul style="list-style-type: none"> <input type="checkbox"/> Traditional styling standard eaves and rake <input type="checkbox"/> Belly band accent trim and brackets at gable ends <input type="checkbox"/> Two siding types for added detail <input type="checkbox"/> Contrasting body and trim colors <input type="checkbox"/> Shaped column with railing <input type="checkbox"/> Traditional windows with muntins </div> |
| <div data-bbox="71 1602 941 1659"> MEADOW <i>Open Air Sweeping Views Rustic Agrarian</i> </div> <div data-bbox="71 1669 943 1969">  </div> | <div data-bbox="977 1619 1500 1967"> <ul style="list-style-type: none"> <input type="checkbox"/> Agrarian-inspired styling <input type="checkbox"/> Zero eaves and rake <input type="checkbox"/> Simple trim at windows and doors <input type="checkbox"/> Modern windows with minimal divisions <input type="checkbox"/> Colorful window frames and column <input type="checkbox"/> Large window openings with lower sill height </div> |

| SIDING | ROOF DETAILS | WINDOW STYLING | DESIGN ACCENTS | |
|--|--|---|---|--|
| <input type="checkbox"/> Horizontal lap siding (cedar or fiber cement) | <input type="checkbox"/> Metal standing seam <input type="checkbox"/> Zero overhang/ zero slope | <input type="checkbox"/> Larger mulled windows <input type="checkbox"/> Thin trim <input type="checkbox"/> Black frame | <input type="checkbox"/> Exterior sliding door at living area <input type="checkbox"/> Full lite entry door <input type="checkbox"/> Modern sconce at entry <input type="checkbox"/> Natural wood columns |  SUMMIT |
| <input type="checkbox"/> Board and batten (fiber cement) | <input type="checkbox"/> Composition shingles <input type="checkbox"/> 18" Eave/ 12" rake | <input type="checkbox"/> 4x divided light <input type="checkbox"/> 3.5" Trim in same color as siding | <input type="checkbox"/> Belly band accent at gable end <input type="checkbox"/> Corner trim <input type="checkbox"/> Gooseneck/farmhouse-style sconce at entry <input type="checkbox"/> Painted wood columns with wrapped base |  LAKESIDE |
| <input type="checkbox"/> Horizontal lap with shingles at gable (fiber cement) | <input type="checkbox"/> Composition shingles <input type="checkbox"/> 18" Eave/ 12" rake | <input type="checkbox"/> Craftsman-style muntins, circular window <input type="checkbox"/> 3.5" Trim in contrasting trim color | <input type="checkbox"/> 1/2 Lite entry door <input type="checkbox"/> Traditional decorative sconce at entry <input type="checkbox"/> Corner trim <input type="checkbox"/> Decorative bracket and belly band accent at gable end <input type="checkbox"/> Shaped columns with bracket & railing, contrast paint |  GOLD RUSH |
| <input type="checkbox"/> Vertical corrugated metal siding with lap accent at porch | <input type="checkbox"/> Metal standing seam <input type="checkbox"/> 12" Eave/ zero rake | <input type="checkbox"/> Minimal trim <input type="checkbox"/> Contrasting window frame color | <input type="checkbox"/> Full lite entry door <input type="checkbox"/> Alternate siding at porch <input type="checkbox"/> Accent siding at porch <input type="checkbox"/> Understated sconce at entry door <input type="checkbox"/> Painted wood columns in accent color |  MEADOW |

Additional Materials & Requirements

4. Complete site-specific requirements:

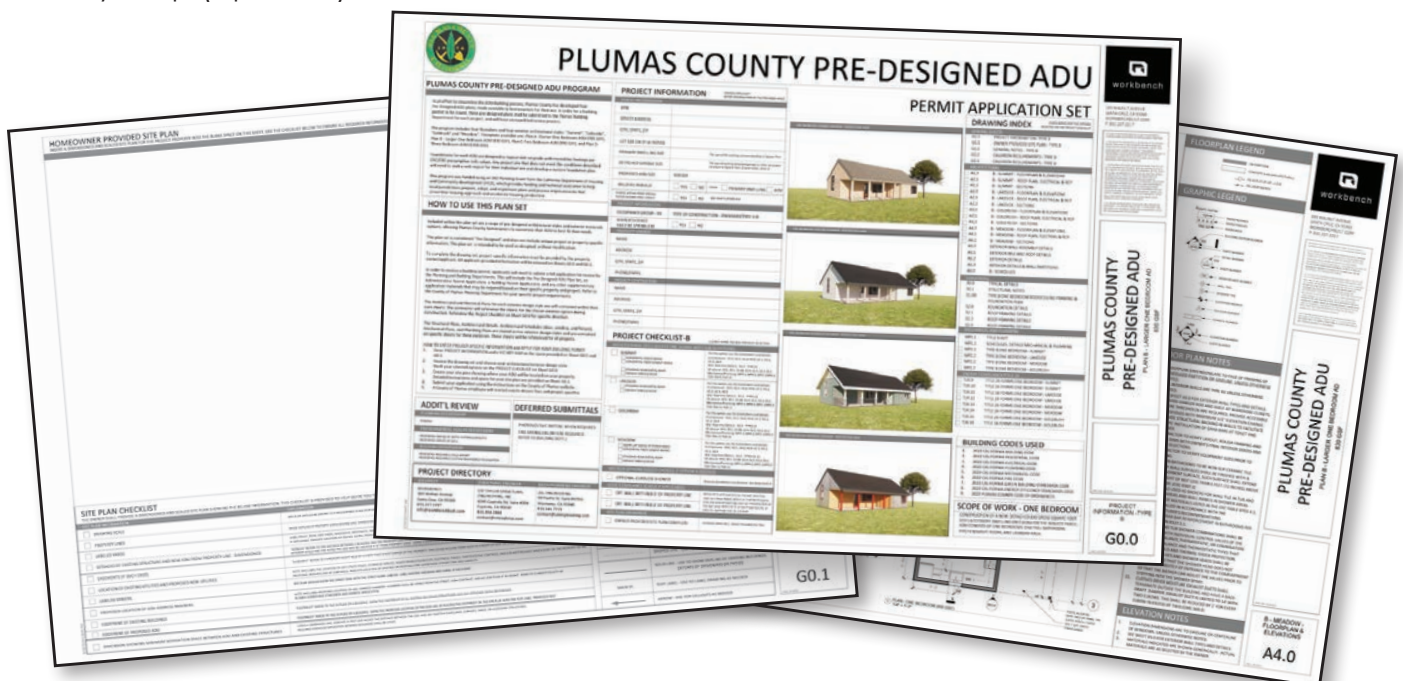
The Pre-Designed ADU Plans provided by the County are already considered “Permit-Ready” however additional materials that are site-specific to your property are required, which include:

- ☐ Site Plan Checklist
 - ☐ Drawing scale
 - ☐ Property lines
 - ☐ Labeled yards
 - ☐ Setbacks of existing structure and new ADU from property line - dimensioned
 - ☐ Easements (if such exist)
 - ☐ Location of existing utilities and proposed new utilities
 - ☐ Labeled streets
 - ☐ Proposed location of ADU address numbers
 - ☐ Footprint of existing buildings
 - ☐ Footprint of proposed ADU
 - ☐ Dimension showing minimum separation space between ADU and existing structures
- ☐ Vicinity Map (optional)

5. Determine if your property requires additional design work:

To ensure building safety of your selected ADU design on your property, as well as identifying any changes needed to the ADU foundation, additional design work to the ADU foundation may be required based on your soil conditions. Foundations for each ADU are designed as typical slab on grade with monolithic footings per the *California Building Code's / California Residential Code's* presumptive soils values. Any project site that does not meet the conditions described will need to seek a soils report for the individual site and develop a custom foundation plan.

- ☐ Properties requiring soils report
- ☐ Properties requiring custom-engineered foundation
- ☐ Properties served by septic system (capacity)
- ☐ Properties served by well
- ☐ Properties in Special Flood Hazard Area (SFHA) 100-year flood plain




6. Understand if additional off-street parking is required:


Generally, one “off-street” parking space, meaning located on the property, is required for each detached ADU. However, there are special conditions that may eliminate the parking requirement. Guest parking spaces shall not be required for ADUs under any circumstances. When a garage, carport, or covered parking structure is converted to an ADU or demolished in conjunction with the construction of an ADU, the off-street parking space or spaces are not required to be replaced.


One Parking Space


If a parking space is required for an ADU, the space may be located within any setback area or in a tandem configuration on a driveway.


If any one of the six following conditions are met, off-street parking is not required:


1  ADU is located within 1/2 mile walking distance of public transit.

2  ADU is located in an historic district or has a historically preserved primary dwelling.

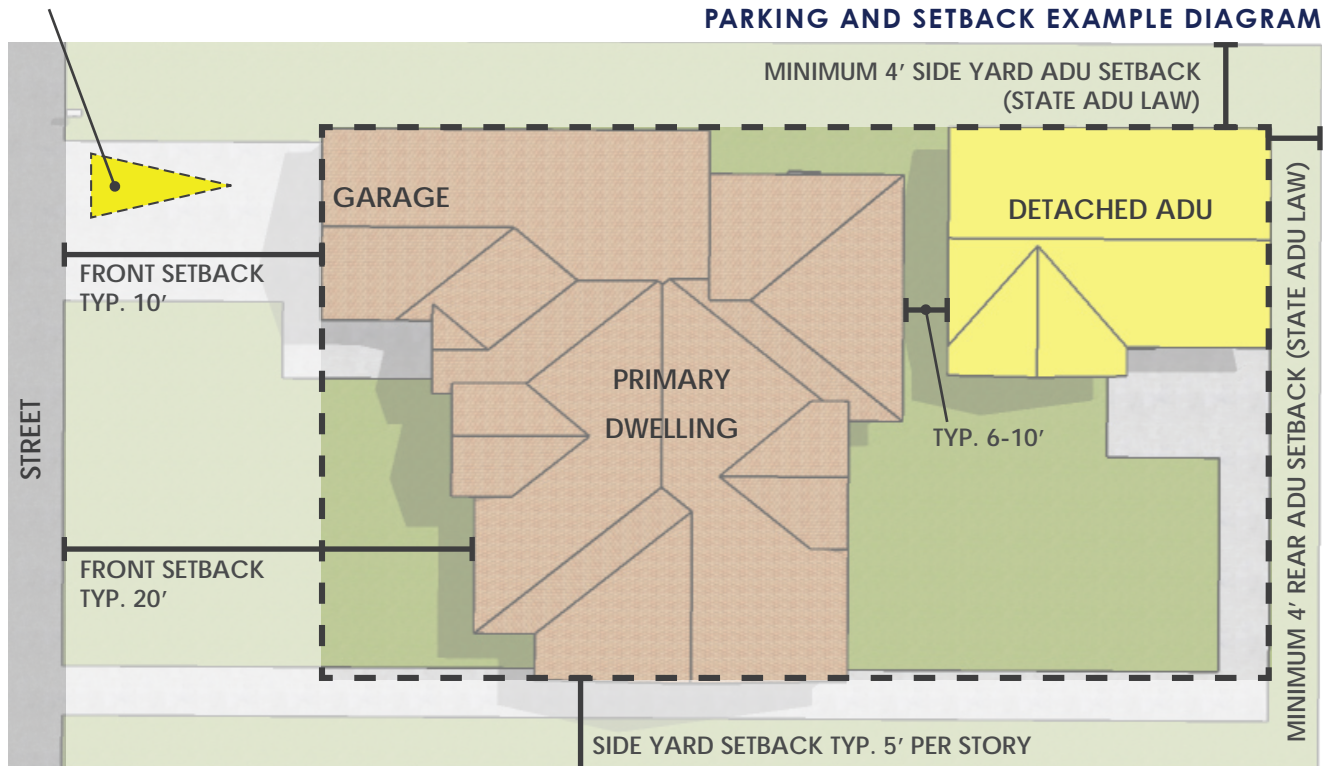
3  ADU is part of the proposed or existing primary residence or an accessory structure.

4  When on-street parking permits are required but not offered to the occupant of the ADU.

5  When there is a designated area within one block of the ADU property where a car share vehicle may be accessed.

6  When a permit application for an ADU is submitted with a permit application to create a new single- or multiple-family dwelling on the same lot.

PARKING AND SETBACK EXAMPLE DIAGRAM



7. Visit the permit applications web page or see Planning & Building Services in person to fill out your permit application:

All ADUs are required to go through the single family dwelling new construction building permit application. You can download the application here:

www.plumascounty.us/DocumentCenter/View/9832/Single-Family-Dwelling---New-Construction-Permit-Application?bidId=

Or visit Planning & Building Services in person to connect with County staff about your ADU questions:

555 Main Street | Quincy, CA 95971

Phone: (530) 283-7011

Hours: 8 a.m. to 5 p.m., M-Th

8. Review the Pre-Designed ADU Plan's submittal requirements

After you have filled out the permit application, review the following documents to obtain a building permit. Most of the documents required are included as pages in the Pre-Designed ADU Plan's permit set.

Documents Required at Time of Submittal:

- ☐ Completed single family dwelling building permit application
- ☐ Site plan and optional vicinity map
- ☐ Architectural design review approval, if required
- ☐ Automatic fire sprinkler system construction drawings, if applicable
- ☐ Photovoltaic system plans and documents
- ☐ Reduced plan review fee paid

Items Included in the Pre-Designed ADU Plan's permit set:

- ☐ Construction drawings
- ☐ Structural calculations
- ☐ Energy compliance documentation
- ☐ Roof truss calculations

Custom ADU Review & Permitting Step

- ☐ **Complete all submittal requirements.** The items below are not provided and filled out ahead of time like the Pre-Designed ADU Plan process. These must be prepared and submitted with the permit application. For more custom ADU information about these requirements, please select the following link: www.plumascounty.us/DocumentCenter/View/29398/Building-Permit-Submittal-Requirements-Single-Family-Dwelling---R3?bidId=

Documents Required at Time of Submittal:

- ☐ Building permit application
- ☐ Site plan
- ☐ Plan review fee paid
- ☐ Construction drawings
- ☐ Architectural design review approval, if required
- ☐ Structural calculations
- ☐ Automatic fire sprinkler system construction drawings, if applicable
- ☐ Energy compliance documentation
- ☐ Photovoltaic system plans and documents
- ☐ Roof truss calculations

Custom ADU Review & Permitting Step

- ☐ **Option to schedule and attend a pre-submittal meeting.** Although not required, a pre-submittal meeting may help you submit a complete custom ADU design application, which will significantly reduce the submittal processing time. Review your preliminary drawings with Building Department staff to find unanticipated requirements early in the plan preparation process. To schedule a meeting call 530-283-7011 (select 1 for Building and 2 for Planning).

9. Submit your permit application and pay fees

The County Building Department will process your application and collect your permit fees. Refer to page 4 for information about permit fees. You may pay your fees online at: www.govpaynow.com/gps/user/plc/7440

10. Complete additional submittal requirements

The following documents may be provided after the submittal, however, all listed documents must be provided before the building permit can be issued.

Documents Required Before the Building Permit is Issued:

- ☐ General contractor designated with signature on application, or owner-builder form initialed and signed by property owner
- ☐ Potable water supply will-serve letter or permit
- ☐ Sewage disposal will-serve letter or permit
- ☐ Driveway encroachment permit or written waiver*
- ☐ Firesafe driveway permit issued*
- ☐ Grading permit issued*
- ☐ Accurate detailed directions to job site
- ☐ Design review approval*
- ☐ All remaining fees paid

*May not be required. See submittal requirements details for more information:

www.plumascounty.us/DocumentCenter/View/29398/Building-Permit-Submittal-Requirements-Single-Family-Dwelling---R3?bidId=

11. Planning review

The Planning Department will review your permit application and site plan for setbacks and parking, in addition to reviewing for zoning including building coverage, any maps that may be appropriate, and any easements or other building restrictions. If there are issues the Planning Department will contact you. If no issues, then the Planning Department will approve and send the building permit package back to the Building Department for expedited plan check.

12. Expedited plan check

The Building Department will conduct an expedited review your permit application. If additional design work is required (see page 13, #5) after the initial building permit submittal, the Building Department will contact you.

13. Building permit issuance and payment of any final fees

If no additional design work is required, then the building permit will be issued after all fees are paid.

Custom ADU Review & Permitting Steps

- ☐ **Additional design work:**
See page 13, #5 for details.
- ☐ **Full plan check:** The Building Department will conduct a full review your permit application. This process will likely take longer than the expedited plan check.

STEP D: CONSTRUCTION

6-18 MONTHS

14. Begin construction and call for inspections

You must have an issued building permit before you can start construction. Post your building permit at the construction site. Call the County 24/7 inspection line at (530) 283-6001 to schedule the appropriate inspections during construction. After construction is complete, the County Building Department will final the building permit in accordance with the approved plans during the final inspection.

3. FAQs & Other Resources

Frequently Asked Questions

1. How long does it take to plan, design, and build an ADU?

Generally, the amount of time it will take will vary based on several factors, including the ADU design, whether the ADU is built on-site or built ahead of time in a factory, and the availability of your architect or builder. The following timeline provides an estimate of building a custom ADU (not using the Pre-Designed ADU Plans):



2. Do I need to use the County's Pre-Designed ADU Plans to build an ADU in Plumas County?

No. Yet, using the County's Pre-Designed ADU Plans can help reduce costs and expedite your design, building, and permitting process, but the Pre-Designed ADU Plans are not required to build an ADU.

3. Are there different types of ADUs?

Yes. There are four ADU variations, per state law, which can be constructed on residential properties. Below is a summary of each type of ADU:

- ☐ **Detached ADU:** A second independent living unit separated from the primary dwelling unit.
- ☐ **Attached ADU:** A second independent living unit attached to the primary dwelling unit.
- ☐ **Conversion ADU:** Space such as a garage, primary bedroom, or other accessory structure that is converted into a second independent living unit.
- ☐ **Junior ADU:** A type of ADU that is contained entirely within the primary single-family dwelling unit or attached garage and limited to 500 sq. ft. in size. A Junior ADU may include separate sanitation facilities or may share sanitation facilities with the existing primary dwelling unit.

Each ADU type has specific requirements. You can find design and site requirements outlined in the following locations:

- ☐ Plumas County Code of Ordinances:
library.municode.com/ca/plumas_county/codes/code_of_ordinances
- ☐ California's State Accessory Dwelling Unit Handbook:
www.hcd.ca.gov/sites/default/files/2022-07/ADUHandbookUpdate.pdf

4. Can I convert an existing structure on my property into an ADU?

Yes. The conversion of garages, sheds, barns, and other existing accessory structures, either attached or detached from the primary dwelling, into ADUs is permitted and promoted through State ADU Law.

5. Can ADUs be used as long-term rentals?

Yes. ADUs may be used for long-term rentals (more than 30 days). (*Gov. Code, Sec. 65852.2, subds. (a)(6) and (e)(4)*)

6. Does the owner need to live on the property where the ADU is located?

No. Newly created ADUs are not required to be occupied by an owner. However, owner occupancy is a requirement if the property has both an ADU and a JADU. Either the newly created JADU or the single-family residence would be subject to owner-occupancy requirements. (*Gov. Code, Sec. 65852.22, subd. (a)(2)*)

7. There is a second dwelling on my property that I believe was created without permits. Can it be legalized?

Generally, yes. Legalization requires that the ADU still meets current building and zoning codes. If you already have an ADU or JADU on your property and would like to legalize it, contact the County to obtain the correct permits required for legalizing your ADU.

8. Are there additional parking requirements associated with ADUs?

Yes. Generally, one "off-street" parking space, meaning located on the property, is required for each ADU. However, the rules depend on the type of ADU, and there are special conditions that may eliminate the parking requirement (see page 14 to review the special conditions). If a parking space is required for an ADU, the space may be located within any setback area or in a tandem configuration on a driveway. Parking requirements for ADUs cannot exceed one parking space per unit or bedroom, whichever is less. (*Gov. Code, Sec. 65852.2, subds. (a)(1)(D)(x)(I) and (j)(11)*)

9. Are ADUs Subject to Wildland Urban Interface (WUI) building standards?

Chapter 7A of the California Building Code (CBC) and Chapter R337 of the California Residential Code (CRC) contain standards associated with the construction of buildings in wildfire prone areas. WUI standards apply to ADUs in State Responsibility Areas (SRAs) and Very High Fire Hazard Severity Zones (VHFHSZs) in Local Responsibility Areas (LRAs). If your property falls within the SRA or VHFHSZ in LRA, review all applicable requirements of CBC Chapter 7A or CRC R337. The basic requirement is that the exterior of the structure be constructed with ignition-resistant materials and be able to defend against the intrusion of flames, flying embers, and fire radiation.

10. How can the Pre-Designed ADU Plans be utilized?

The Pre-Designed ADU Plans are provided to streamline permitting and make the overall ADU development process more affordable. Having access to pre-designed plans may also be especially useful for those looking for wildfire recovery rebuild options. If desired, the Pre-Designed ADU Plans can be utilized to construct a primary dwelling unit.

ADU Glossary

Dwelling Unit (Primary)

A building, or portion of a building, which includes permanent provisions for living, sleeping, cooking, eating and sanitation for one family. (*County Code, Sec. 9-2.228*)

Accessory Dwelling Unit (ADU)

An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation and is located on the same parcel as a proposed or existing single- or multiple-family dwelling unit. An ADU may be an efficiency unit or a manufactured home. (*County Code, Sec. 9-2.201.1*)

Statewide Exemption ADU

State ADU Law requires that no lot coverage, floor area ratio, open space, or minimum lot size will preclude the construction of a statewide exemption ADU, which is an ADU of up to 800 square feet, 16 feet in height, and with four-foot side and rear yard setbacks. (*Gov. Code, Sec. 65852.2, subds. (c)(2)(C)*)

Setbacks

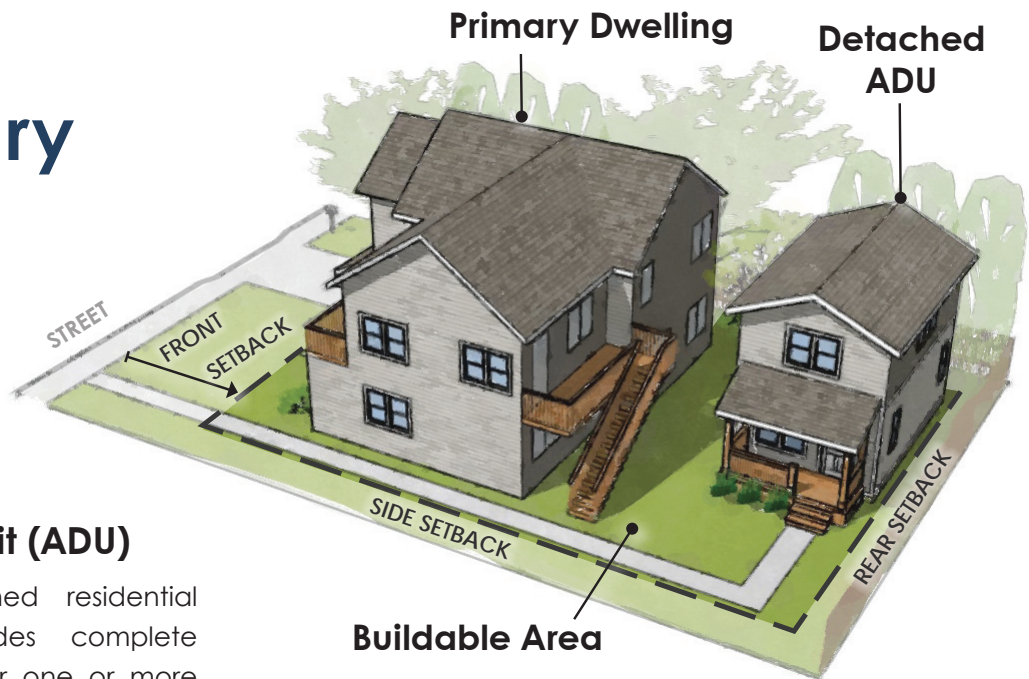
A setback is the minimum distance a structure is required to be located away from the property line.

Gross Square Feet

Gross square feet is the total combined enclosed space measuring to the exterior walls of a structure.

Building Coverage

Building coverage is an area of a parcel covered by roofs. (*County Code, Sec. 9-2.217*)



County Resources

View Pre-Designed ADU Plans:

www.plumascounty.us/3105/Accessory-Dwelling-Unit-ADU-Pre-Approved

Planning Department Resources & Contact

Information: www.plumascounty.us/89/Planning-Department

Tracey Ferguson, AICP, Director of Planning

Email: traceyferguson@countyofplumas.com

Phone: (530) 283-6214

Building Department Resources & Contact

Information: www.plumascounty.us/77/Building-Department

Email: building@countyofplumas.com

Phone: (530) 283-7011 (select 1)

Environmental Health Resources & Contact

Information: www.plumascounty.us/174/Environmental-Health

Email: quincyenv@countyofplumas.com

Phone: (530) 283-6355

Code of Ordinances: library.municode.com/ca/plumas_county/codes/code_of_ordinances

(Refer to Title 8 Building Regulations and Title 9 Planning and Zoning)

Zoning Map / Districts: mangomap.com/plumasgis/maps/47662/plumas-county-zoning#

ACCESSORY DWELLING UNIT **IDEA BOOK**



Prepared for Plumas County by:

METTAURBANDESIGN

Pre-Designed ADU Plans provided by:



workbench