



Accessory Dwellings Units and Guest Houses Guidelines

Effective June 18, 2021

These Guidelines are meant to summarize the City of Davis requirements for Accessory Dwelling Units and Guest Houses. Please refer to Chapter 40 of the Davis Municipal Code for the complete and exact language of the regulations.

What is an Accessory Dwelling Unit?

Accessory dwelling unit (“ADU”). Has the meaning set forth in Government Code Section 65852.2 and means an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit includes the following: an efficiency unit, as defined in Health and Safety Code Section 17958.1, and a manufactured home, as defined in Health and Safety Code Section 18007.

An Accessory Dwelling Unit is not an Accessory Building or Structure as per the definition with the Davis Municipal Code and is subject to separate regulations found in Sections 40.26.450 and 40.26.460 of the Davis Municipal Code.

What is a Junior Accessory Dwelling Unit?

Junior Accessory dwelling unit (“JADU”). Has the meaning set forth in Government Code Section 65852.22 and means a residential dwelling unit that is no more than 500 square feet in size and is contained entirely within a single-family residence, which does not include the garage. A JADU shall include an efficiency kitchen, and may include separate bathroom facilities or share bathroom facilities with the single-family residence.”

What is a Guest House?

Guest house. Living quarters or conditioned space within an accessory building for the use of persons living or employed on the premises, or for temporary use by guests of the occupants of the premises. Such quarters may have bathroom facilities (toilet, sink, tub/shower) and shall have no kitchen facilities. Such quarters shall not be rented or otherwise be used as a separate dwelling. A pool house, workshop, home office or studio is also considered a guest house.



TYPE 1 ADU BUILDING PERMIT ONLY

If a project is able to meet all of the requirements listed below, it does not require a permit from the Planning Division. Such a project is called a Building Permit Only ADU.

- A.** Zoning tools such as lot coverage, open space requirements and floor area ratios are not applied to Building Permit Only ADUs.

DETACHED New Construction Square Footage Size –	800 square feet or less
DETACHED New Construction Setbacks	4’ (side yard and rear yard) Front yard setback the same as the zone in which the unit is located.
DETACHED New Construction Height Limit	16 feet
DETACHED Existing Accessory Structure	Must match the <u>existing</u> Accessory Structure dimensions and setbacks. A 150 square foot physical expansion is allowed only to accommodate ingress and egress.
ATTACHED Created from Existing Primary Square Footage Size --	No Maximum but must be composed of EXISTING square footage from Primary Dwelling Unit. Additions to the Primary Dwelling are not a Type 1 ADU.

Other provisions that a Building Permit Only ADU must adhere to are,

1.	An ADU shall be rented only for terms of 30 days or longer.
2.	A property owner may build one ADU and one JADU if all of the following apply
	a. The JADU is within the single family dwelling
	b. The ADU is either within the single family dwelling or an existing accessory structure.
	c. The ADU and JADU have an exterior access from the single family dwelling
	d. The side and rear setbacks are sufficient for Building and Fire Codes.
	e. The JADU complies with Govt. Code Section 65852.22 and DMC Sec. 40.26.450 (c-e)
3.	No parking is required for the JADU or ADU. .

ADUs in a Multifamily Zoned Property (Including Duplexes).

3.	An ADU is permitted in a multifamily dwelling unit within the existing portions of the structure that are not used for living space. Examples include storage rooms, boiler rooms, attics, basements, or garages. More than one will be allowed provided the number of ADUs is equal to or less than 25% of the total number of multifamily dwelling units. Examples of multifamily includes duplexes through multi-unit apartments or condos.
4.	No more than two <u>new construction</u> , detached ADUs located on a lot with an existing multifamily dwelling with a height limit of 16 feet and 4 foot rear and side yard setbacks are permitted.



TYPE 2 ADU Junior Accessory Dwelling Units

Junior Accessory Dwelling Units (JADUs) have the same approval process as the Building Permit Only ADU. All standards are mandated by State Law. The standards for a JADU are listed below.

Square Footage Size	The permitted size of an ADU is between 220 square feet and 500 square feet. Square footage of a shared restroom shall not be included in the gross floor area of the JADU.
	The JADU must be contained within the walls of the habitable portion of the single family residence. The habitable portion does not include the garage or carport.
Entrance.	A separate exterior entrance is required.
Restroom Facilities.	A JADU may include separate or shared restroom facilities.
Kitchen Facilities.	A JADU shall include an efficiency kitchen with cooking facilities, a food preparation counter, and storage cabinets.
Parking .	No additional parking is required.
Required Covenants	A covenant is required to be recorded against the property which: 1) prohibits the JADU from being sold separately, 2) prohibits short term rentals for less than 30 consecutive days, and 3) either the JADU or the primary dwelling must be occupied by the owner of record. (A copy of the covenant is attached to this application)
Maintenance	The JADU must be maintained in accordance with these standards.

1.	A JADU shall be rented only for terms of 30 days or longer
2.	A property owner may build one ADU and one JADU if all of the following apply
	a. The JADU is within the single family dwelling
	b. The ADU is either within the single family dwelling or an existing accessory structure.
	c. The ADU or JADU has an exterior access from the single family dwelling
	d. The side and rear setbacks are sufficient for Building and Fire Codes. (meaning are the existing setbacks sufficient for Building and Fire Codes)
	e. The JADU complies with Govt. Code Section 65852.22 and Section 40.26.450 (c)



TYPE 3 ADU MINISTERIAL PERMIT

If a project is unable to meet all of the requirements for a Building Permit Only ADU, it may then be eligible for a Ministerial Permit. Under state law, the City must grant ministerial approval of an ADU that meets the requirements listed in the Davis Municipal Code. The application for a ministerial permit is attached to this packet and is administered by the Planning Department.

<p>Maximum Size</p>	<p>Attached ADU – No more than 50% of the gross floor area of the existing primary dwelling</p> <p>Detached ADU – 850 square feet/0-1 bedrm. 1000 square feet/2+ bedrms</p> <p>All ADUs must be a minimum of 220 square feet.</p>
<p>Setbacks</p>	<p>No new setback required- For an ADU constructed within an existing structure. <i>(e.g. within an existing detached garage)</i></p> <p>No new setback required- for a new ADU constructed in the same location with the same dimensions as an existing structure <i>(e.g. the same dimensions as an existing storage shed)</i></p> <p>New ADUs – 4’ side and rear yard setback Front and Street Side yard setback as required by zone.</p> <p>All ADUs must comply with the front and street side yard setbacks of the zone where the ADU is located.</p>
<p>Height</p>	<p>i) An Attached or Detached ADU shall not exceed 16 feet in height, except as permitted in (ii) below.</p> <p>ii) An Attached ADU may be constructed on or as the second story of an existing primary single family residence (including the garage area) provided it complies with the height and setbacks as required by the zone in which the property is located. <i>This provision does not apply to an existing <u>detached</u> garage or other structure.</i></p>



Other provisions that a Type 3 Ministerial ADU Permit applicant must adhere to.

1.	One ADU is allowed on a lot with a proposed or existing primary dwelling unit on a property that is zoned for single family or multifamily residential use.
2.	Lot coverage, floor area ratio, and open space requirements apply to a Ministerial ADU except that an ADU that is less than 800 square feet in size, not more than 16 feet in height, and compliant with 4 foot side and rear yard setbacks shall be considered consistent with the requirements.
3.	Design Standards --
	Roof Pitch All ADUs must have the same roof pitch as the primary dwelling with matching eave details. A variance of 2/12 more or less is allowed. If the ADU is in a historic conservation zone, it must follow the roof pitch of the design style allowed in that zone or area.
	Removal of the garage door for a garage conversion. An ADU that is a garage conversion shall remove the garage door and replace it with architectural features to match the primary structure.
	No ADU design will be approved that requires exterior alterations to the street facing façade of a historically designated property or in a conservation overlay district.
	The accessory dwelling unit shall have the same architectural style, design and architectural details as the primary structure.
3.	An ADU shall have a separate exterior access.
4.	Fire sprinklers are required for the ADU if they are required for the primary dwelling unit.
5.	The ADU must be at least 5 feet from the primary dwelling.
6.	An ADU that has the potential to impact any historical resource listed on the California Register of Historical places shall be designed in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
7.	No additional parking is required for a ministerial ADU
8.	When a garage is converted to an ADU, replacement of the parking shall not be required.



TYPE 4 ADU Non Ministerial Accessory Dwelling Units

Section 40.26.460 Non-Ministerial Accessory Dwelling Units.

Non Ministerial (ADUs) do not meet the provisions of DMC Section 40.26.450. Non-ministerial ADUs are subject to the regulations Section 40.26.460 and require the approval of an administrative use permit. Administrative Use Permits are processed by the Planning Department.

Size	The maximum size of a non-ministerial accessory dwelling unit shall be 1,200 square feet.
Setbacks	(A) Front yard, the same as is required by the zone where the ADU is located. (B) Street side yard, 15 feet. (C) Interior side yard, five feet. (D) Rear yard, 10 feet. (E) The minimum interior side yard and rear yard shall be three feet if said yards adjoin: an alley, park or greenbelt, or a zoning district that does not principally permit single-family dwellings or two-family dwellings (e.g., districts that permit multiple-family dwellings, nonresidential uses, agriculture, public and semipublic facilities, or similar principal permitted uses). The interior side yard and rear yard for a yard adjoining a zoning district that principally permits single-family or two-family dwellings shall comply with the general requirements in subparagraphs (C) and (D) above.
Height	The maximum height shall be 30 feet.

The following standards also apply to non-ministerial accessory dwelling units:

- (1) The minimum required distance between the non-ministerial accessory dwelling unit and the primary dwelling unit, and all other structures on the property, shall be in conformance with the [California Building Code](#).
- (2) The maximum lot coverage shall be 50 percent for the primary dwelling and accessory dwelling units and all accessory structures combined.
- (3) The minimum useable open space is 20 percent.
- (4) No additional vehicle parking space is required for a non-ministerial ADU.



- (5) The accessory dwelling unit shall have the same roof pitch as the primary dwelling with matching eave details, but may vary by up to 2/12 more or 2/12 less than the roof pitch of the primary dwelling unit. If the unit is located in a historic conservation zone, it must follow the roof pitch requirements for the design style allowed in that zone or subarea.
- (6) A garage converted to an ADU that does not proceed under the building permit only approval process shall include removal of the garage door(s) which shall be replaced with architectural features, including walls, doors, windows, trim and accent details to match the primary structure.
- (7) The architecture of the ADU shall use the same architectural features, including walls, doors, windows, trim and accent details to match the primary structure.
- (8) Fencing or landscaping shall be installed and maintained between the unit and the neighboring property.
- (9) For an accessory dwelling unit that is constructed as a second story or above a garage, all windows facing the side or rear lot lines shall be made of frosted or etched glass, or otherwise include a privacy film or treatment to ensure privacy for neighboring properties if the lot line abuts another residential property.
- (10) Adequate open space and landscaping shall be provided for both the primary dwelling unit and the non-ministerial accessory dwelling unit.

General Requirements for All ADUs and JADUs

- (h) Services, impact fees, and utility connections.
 - (1) ADUs shall not be allowed where roadways, public utilities or services are inadequate in accordance with the general plan and zoning designation for the lot.
 - (2) ADUs and JADUs shall have adequate water and sewer services. These services may be provided from the water and sewer points of connection for the Primary Dwelling and not be a separate set of services. For an ADU that is not a conversion of an existing space, a separate utility connection directly between the accessory dwelling unit and the utility may be required. Consistent with Government Code Section 65852.2(f), the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit.
 - (3) The owner of an ADU shall be subject to the payment of all sewer, water and other applicable fees, including impact fees set forth in Government Code Section 66000 et seq., except as follows:
 - (A) ADUs that are less than 750 square feet shall not be subject to impact fees.
 - (B) ADUs that are 750 square feet or more shall be charged impact fees that are proportional in relation to the square footage of the Primary Dwelling unit.
 - (4) The City shall not issue a building permit for an ADU or JADU until the applicant provides a will serve letter from the local water and sewer provider. Notwithstanding the foregoing, if a private sewage disposal system is being used, the applicant must provide documentation showing approval by the Building Official in lieu of the will serve letter by the local sewer provider.
 - (i) Fire safety requirements. The construction of all new ADUs and JADUs shall meet minimum standards for fire safety as defined in the Building Code of the City of Davis and the Fire Code of the City of Davis, as the same may be amended by the City from time to time.
 - (j) Ownership. No ADU or JADU shall be created for sale or financing pursuant to any condominium plan, community apartment plan, housing cooperative or subdivision map.
 - (k) Occupancy. Except as provided elsewhere in this section, ministerial ADUs may be rented or owner occupied.
 - (l) Planned Development Districts. In the event that a residential planned development district includes standards that would preclude the construction of a ministerial ADU that would otherwise be permitted under this Section 40.26.450, the requirements of this section shall apply, and shall supersede the planned development standards as applied to ministerial ADUs within the applicable planned development district.”
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GUEST HOUSES

A Guest House is a small accessory building which includes conditioned space for the use of persons living or employed on the premises, or for temporary use by guests of the occupants of the premises. Such quarters may have bathroom facilities (toilet, sink, tub/shower) and shall have no kitchen facilities. A guest house requires the approval of an administrative use permit.

Lot coverage	The maximum lot coverage shall be 50 percent for the total of the primary structure, primary structure, any accessory dwelling unit, any other accessory structure and the proposed guest house.
Square footage	1200 square feet or 50 % of the primary structure, whichever is less
Setbacks	(A) Front yard: fifteen feet; (B) Rear yard: ten feet (zero feet if rear yard adjoins an alley); (C) Interior side: five feet (zero feet if interior side yard adjoins an alley); (D) Street side: same as principal structure.
Parking	No parking is required
Kitchens and Restrooms	Guest houses may have restroom facilities (toilet, sink, bathtub/shower) but are prohibited from having a kitchen or cooking facilities
Height	15 feet

The following standards also apply to guest houses;
Section 40.26.470(c) (7-11)



- (7) Only one guest house is permitted per lot.
- (8) A guest house shall not be rented or leased separate from the principal dwelling unit or otherwise used as a separate dwelling unit.
- (9) A guest house may be rented to a business authorized as a home occupation at the same address.
- (10) Except as otherwise required by Government Code Section 65852.2, no more than one accessory dwelling unit and one guest house may be located on any lot where a single family residence exists on a property.
- (11) A guest house shall comply with all standards applicable to an accessory building/structure in Section 40.26.010, except in the case of a conflict with the provisions herein, in which case the provisions in this section shall govern.



Required Covenants / Deed Restrictions for JADUs

Congratulations! We understand you wish to build a **Junior Accessory Dwelling Unit** on your property. We're sure you already know that you will need a building permit before you start construction, but you may not know that you will also need to record a deed restriction against your property as well.

California Government Code Section 65852.22 says,

The City, “*may require a permit to be obtained for the creation of a junior accessory dwelling unit, and shall do all of the following:*

(2) Require owner-occupancy in the single-family residence in which the junior accessory dwelling unit will be permitted. The owner may reside in either the remaining portion of the structure or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

(3) Require the recordation of a deed restriction, which shall run with the land, shall be filed with the permitting agency, and shall include both of the following:

(A) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.

(B) A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.”

To assist you in meeting this requirement, our city attorney has prepared a fill-in-the-blank restriction for your use. Please fill in the appropriate blanks or otherwise provide the correct information, including a written legal description of your property and return it to the City of Davis Planning Division Attn: Sherri Metzker, Principal Planner. You may fill in the blanks by hand because once we receive the information, **the City will prepare the final document** for signatures. Our City Manager will sign the document first and it will be returned to you for your notarized signature to be added and for you to record at the Yolo County Recorder's Office.

The Recorder's Office is located at 625 Court Street, Room B01, Woodland, California 95695. Please contact the Recorder's Office directly at 530-666-8130 for office hours, fees and other questions about recording documents. You will need to provide a copy of the recorded document to the Planning Department **prior to** issuance of your building permit for your Junior Accessory Dwelling Unit.



If you determine that the language in the blank restriction is unacceptable for some reason, please submit a draft of your proposed document to the Planning Department Attn: Sherri Metzker. Please include an explanation for your proposed change(s). The document will be forwarded to our City Attorney for their review and if acceptable, their approval. The applicant pays for all costs associated with review of documents by the City Attorney.

We hope this process will simplify the recordation requirements as outlined by the State of California. If you have any questions please do not hesitate to contact us at 530-757-5610.



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Davis
23 Russell Boulevard
Davis, CA 95616

[Space Above Line For Recorder’s Use]

Recording Fee: Exempt pursuant to California Government Code Section 27383

**COVENANT AND AGREEMENT
(Junior Accessory Dwelling Unit)**

This covenant and agreement is made and entered into as of the [redacted] day of [redacted], 20[redacted], by and among the undersigned, [insert names of Owner(s) and legal status(es)] (the “Owner”), and the City of Davis, a California municipal corporation (the “City”).

RECITALS:

The Owner represents and warrants that Owner is the record owner of the real property (the “Property”) located in the City of Davis, Yolo County, State of California, particularly and legally described as follows:

- *Street Address:* [redacted]
- *Yolo County APN Number(s):* [redacted]
- *Legal Description:* [attach legal description to your application]

The Property is zoned [city will provide this] as shown in the [city will provide this] and is currently developed with, or will be developed with, [circle one single-family residence or a multi-family residential building(s)]. Pursuant to the applicable provisions of the Davis Municipal Code, the use of the Property is limited to residential purposes.

The Owner has applied to the City for a permit [City will insert permit number] to [circle one construct a JADU within a newly constructed single-family home [or] convert a portion of the existing single-family structure into an JADU] on the Property pursuant to the Davis Municipal Code.

The Owner is required to record this covenant as a condition precedent to the final issuance of the building permit for the JADU pursuant to the Davis Municipal Code.



The City has a property interest in the streets adjacent to the Property and owns other property within the City.

NOW, THEREFORE, in consideration of the foregoing, and as a condition of the issuance of the necessary permits and certificates in connection therewith, the Owner hereby covenants, promises and agrees, on behalf of the Owner, and on behalf of the Owner's heirs, representatives, successors and assigns (including, without limitation, each person having any interest in the Property derived through any owner of the Property) (collectively, the "Successors"), for the benefit of the City, the public, the City's property interest in the street commonly known as [insert name of street fronting the Property], the sidewalks around it, and the City's other public property, as follows:

The Owner and all Successors shall construct the JADU in substantial compliance with the plans submitted to and approved by the City's Building Division (the "Plans"). The Owner and all Successors shall maintain the JADU and the property in accordance with all applicable JADU requirements and standards.

The JADU shall not be sold or otherwise conveyed separately from the primary dwelling unit on the Property, and the Property shall not be subdivided in any manner that would authorize such sale or ownership.

No more than one JADU shall be permitted on the Property, unless otherwise approved by the City. The primary use of the Property shall at all times remain single-family residential.

The JADU shall not be rented for a term less than 30 consecutive days.

The Property shall at all times be owner occupied meaning that the owner of record of the Property must at all times reside in and occupy either the primary residence or the JADU.

The JADU shall not exceed a maximum size of [insert approved square footage of JADU] square feet as shown on the Plans.

It is the intention hereof that this covenant and agreement shall constitute a covenant running with the land owned by the Owner. This covenant and agreement shall be enforceable by and shall inure to the benefit of the City and the City's successors and assigns, and shall be jointly and severally binding upon the Owner, and each of the Successors. In addition and without limiting the foregoing, any violation will be subject to penalties as provided the Municipal Code.

The Owner shall indemnify, hold harmless and defend City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from any claim, demand, damage, liability, financial loss, cost or expense (including, without limitation, attorneys' fees and costs) arising, either directly or indirectly, from any City permit or permits authorizing the creation of the JADU on the Property, (including, without limitation, this covenant and agreement, and the conditions contained herein), even though such liability or loss may arise, in whole or in part, out of the negligence (including, without limitation, active or passive negligence) of the Indemnitees.



This covenant and agreement shall remain in effect until (a) released in writing by the authority of the City’s Community Development Department, upon submittal of a request, applicable fees and evidence to the satisfaction of the Community Development Department that this covenant and agreement are no longer required, or (b) released in writing by the order of the City Council upon a determination by the City Council that this covenant and agreement is no longer required.

If any provision, section, paragraph, sentence, clause or word of this covenant and agreement be rendered or declared invalid or ineffective by any final action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, clauses and words of this covenant and agreement shall remain in full force and effect.

This covenant and agreement shall be recorded by Owner as a condition present to the final inspection of the JADU in the office of the County Recorder for Yolo County.

- Signatures Begin on Next Page -

Executed this [redacted] day of [redacted], 20[redacted].

CITY OF DAVIS:

OWNER:

Name:
Title: City Manager

By: _
*

Name: [insert name of individual]
Title:

By: _
*

Name: [insert name of individual]
Title:

NOTE: If any Owner is a corporate entity, signatures from two corporate officers are required. One signature must be from any officer in Group A, and one signature must be from any officer in Group B as follows:

Group A: the chairman of the board, the president, or any vice president

Group B: the secretary, any assistant secretary, the chief financial officer, or any assistant treasurer of the corporation



Provide a copy of the legal description for the property

EXHIBIT "A"
Legal Description



ACCESSORY DWELLING UNIT/GUEST HOUSE APPLICATION

GENERAL REQUIREMENTS (Print or Type)

Complete this application thoroughly and accurately. Include the required exhibits indicated in the **Application and Filing Requirements** list. Please note that an incomplete application will **not** be accepted for processing.

Project Address/ Location	APN(s):		
Applicant/Contact	Name/Address:		Phone/Email:
Property Owner (if different from above)	Name/Address:		Phone/Email:
Basic Building Information	SIZE OF PRIMARY STRUCTURE		Square feet
	SIZE OF ADU		Square feet
	ADU SETBACKS		Feet to Side Property Line
	ADU BLDG. HEIGHT		Feet to Rear Property Line

Application Type: Type of Review Requested (Please Check All Applicable Boxes)

<input type="checkbox"/> ATTACHED TYPE 3 ADU	<input type="checkbox"/> ATTACHED TYPE 4 ADU
<input type="checkbox"/> DETACHED TYPE 3 ADU (NEW CONST.)	<input type="checkbox"/> DETACHED TYPE 4 ADU
<input type="checkbox"/> DETACHED TYPE 3 ADU (CONVERSION OF EXISTING BLDG).	<input type="checkbox"/> GUEST HOUSE
<input type="checkbox"/> <u>Ministerial Permit</u>	<input type="checkbox"/> <u>Administrative Use Permit</u>

OWNER CERTIFICATION

I declare under penalty of perjury that I am the legal owner of the above described property involved in this application. I certify that the information furnished above and in the attached exhibits is true and correct to the best of my knowledge and belief. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form).

Signature of Property Owner	Title	Date
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For Office Use Only

Received By:	Date	Admin. Use Permit \$1798
	Application Number	Ministerial Permit \$730



ADU permit application submittal requirements

- (1) An ADU application is required to be filed with the Department of Community Development and Sustainability for an ADU that does not satisfy the requirements of subsection (c)(3) of this section (Building permit approval only). An ADU application shall be accompanied by the filing fee as established by resolution of the City Council, and shall include, but not be limited to, the following documents and information:
 - (A) Name and address of the applicant.
 - (B) Owner-Builder Acknowledgment and Information Verification Form.
 - (C) Assessor's parcel number(s) of the property.
 - (D) Plot Plan (Drawn to Scale). In sufficient detail to clearly describe:
 - (i) Physical dimensions of the property.
 - (ii) Location and dimensions of all existing and proposed structures, walls, and fences.
 - (iii) Location and dimensions of all existing and proposed easements, septic tanks, leach lines, seepage pits, drainage structures, and utilities.
 - (iv) Location, dimensions, and names of all adjacent roads, whether public or private.
 - (v) Setbacks.
 - (vi) Existing and proposed methods of circulation, including ingress and egress, driveways, parking areas, and parking structures.
 - (vii) Panoramic color photographs showing the property from all sides and showing adjacent properties.
 - (viii) A description of architectural treatments proposed for the ADU.
 - (ix) Written confirmation from any water district or sewer district providing service of the availability of service.
 - (E) Floor plans. Complete floor plans of both existing and proposed conditions shall be provided. Each room shall be dimensioned and resulting floor area calculation included. The use of each room shall be labeled. The size and location of all doors, closets, walls, and cooking facilities shall be clearly depicted. For an attached ADU, the plans must include the Primary Dwelling as well.
 - (F) Elevations. North, south, east, and west elevations that show all exterior structure dimensions, all architectural projections, and all openings for both the primary residence and the proposed accessory dwelling unit. For an attached ADU, the plans must include the Primary Dwelling as well.



- (G) Additional Information. Such additional information as shall be required by the Community Development Department Director.
- (2) All ADUs shall satisfy the requirements of Chapter 8, Buildings, of the Davis Municipal Code and require a building permit from the city building official.
- (3) In accordance with State law, ADUs are an accessory use to the Primary Dwelling on the lot. ADUs shall not be considered to exceed the allowable density for the lot.

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