



## Pre-Designed Accessory Dwelling Units

### General Information

#### **Pre-Designed ADU Plans**

The City of Davis offers Pre-Designed ADU Plans free of charge. Three design options are available as follows;

- 300 SF Studio option
- 565 SF One-Bedroom option
- 740 SF Two-Bedroom option

Each design is available in three architectural styles: Adobe, Agrarian, and Mid-Mod. The Pre-Designed plans are subject to the normal review process; however, the plans have been previously plan checked providing a quicker review process with reduced fees. The Plans also provide customizable items like window and door types.

#### **Benefits to a Pre-Designed ADU Plan**

The Pre-Designed ADU Plans offer an expedited process and reduced plan check fees when compared to the normal ADU process. Only a contractor is required for the issuance of a building permit. Using the Pre-Designed ADU Plans should provide an applicant with an overall cheaper process. The City can not provide applicants with a cost estimate for construction of the ADU.

#### **Changes Will Not Be Accepted**

An applicant is not allowed to deviate or alter from the Pre-Designed Plans. The City will not accept a set of plans with alterations including, but not limited to;

- Inclusion of a sleeping loft
- Modified architectural designs
- Alterations to the floor plans

### Application Process

#### **Step 1: Does it Work with Your Property?**

Pre-Designed ADUs must comply with the minimum 4-foot setback requirement. See the [Example Plot Plan](#) on the next page. Lot coverage, floor area ratio, and open space requirements do not apply to the Pre-Designed ADUs.

#### **Step 2: Obtain the Pre-Designed ADU Plans**

A watermarked copy of the Plans is available on the *website* along with renderings of each design. When you are ready to obtain an official set of Plans, submit a plot plan and Hold Harmless Agreement in-person and the Plans will be sent to you.

#### **Step 3: Apply for a Building Permit**

Submit two, full-sized printed copies of your custom plan set following the project checklist for your architectural style. City staff will review the plans for completeness, verifying the elements of plan sheets G0.0 and G0.1. Once the site plan is approved, the building division will work with you to obtain a building permit. To submit a complete plan set, you must include a site plan, as shown in the [Example Plot Plan](#), and everything highlighted in the *Example Plan Set*. You are required to submit the plans in-person.

#### **Alternative to the Pre-Designed Plans**

If the Pre-Designed ADU Plans are not for you, [Chapter 40 of the Davis Municipal Code](#) provides four types of review for ADUs.

- Type 1: Building Permit Only
- Type 2: Junior ADU

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- Type 3: Ministerial Permit
- Type 4: Non-Ministerial ADU

Refer to the [Accessory Dwelling Units and Guest Houses Guidelines](#) for specific requirements.

**Where can I find the plans?**

The Predesigned ADU Plans can be found on the Community Development Department’s ADU webpage along with general information on the types of ADUs and what is required. Visit <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/planning-and-zoning/core-area-amendments-and-general-plan-update/accessory-dwelling-units-and-guest-houses> for more information.

**What are the utility requirements?**

In some situations, you will need to upgrade the utilities on site to accommodate for the new ADU. A 4” sewer lateral is required as well as an upgraded electrical panel. The building department can assist you with the upgrades.

**Can I make changes to the plans?**

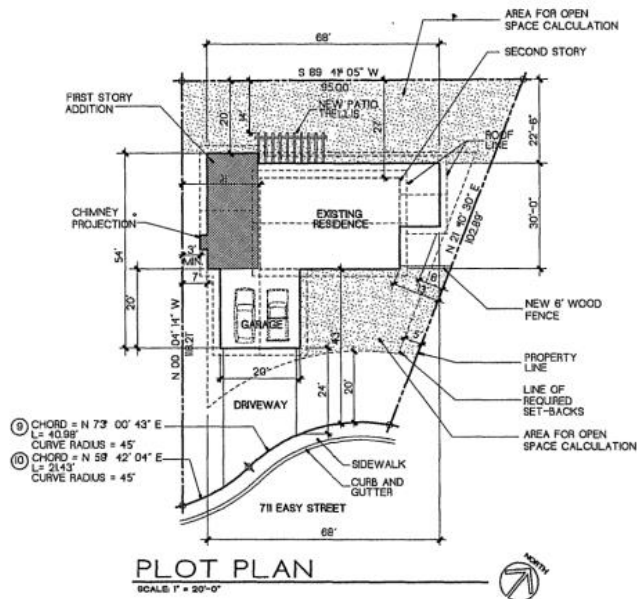
No. You can not make modifications to the pre-designed ADU plans. Once the structure is complete, you are free to modify with a building permit.

**What should be included on the plot plan?**

The plot plan should look like the example provided below. Important aspects of the ADU plot plan are the property lines, proposed setbacks, existing structures, and the address of the property.

**EXAMPLE PLOT PLAN**

Note: The numbers in this hypothetical plot plan are examples only.



CONTACT PERSONS:	ZONING:	LOT COVERAGE:
MR. AND MRS. GOTTIT MADE (530) 757-5610	R-1-6	TOTAL BLDG. 3,132 SQ.FT. LOT AREA: 7,859 SQ.FT.
ADDRESS: 711 EASY STREET DAVIS, CA 95618	BUILDING DATA: 4 BEDROOM, 3 BATH EXISTING HOUSE: GARAGE: 400 SQ.FT. 1ST FLOOR: 1,320 SQ.FT. 2ND FLOOR: 960 SQ.FT. TOTAL: 2,680 SQ.FT.	TOTAL LOT COVERAGE (40% MAX FOOTPRINT) = 2,224 FLOOR AREA RATIO: 35% + GARAGE @ 400 SQ.FT. (TOTAL OF BOTH FLOORS UP TO 40% MAX. + UP TO 500 SQ.FT. FOR GARAGE/CARPORT)
PARCEL DESCRIPTION: LOT 100, UNIT 10 APN: 020-12-000 GREEN ACRES SUBDIVISION	PROPOSED ADDITION: 1ST FLOOR: 452 SQ.FT. 2ND FLOOR: 0 SQ.FT. TOTAL: 452 SQ.FT. NEW TOTAL FLOOR AREA: 3,132 SQ.FT. BUILDING HEIGHT AT PEAK: 28'-0"	OPEN SPACE PROVIDED: 37% (20% MIN.)