

## WHAT IS AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling Unit (ADU) is attached or detached to a single residential unit and/or multifamily development, and provides complete, independent living facilities that include provisions for living, sleeping, eating, cooking and sanitation.

## WHAT PERMITS ARE REQUIRED?

Most ADU projects require only a Building Permit. The Building Permit Application is reviewed for consistency with City ordinances and California Construction standards.

ADUs located in the Coastal Zone (west of Main Street or south of Walnut Street) are subject to the same standards as those outside the Coastal Zone; however, in some instances, a Coastal Development Permit is required.

## FREE PLANS

The City offers free ADU construction plans to make it easier for residents to build ADUs. Please visit the Community Development Department for more information.

## NOTICE TO APPLICANTS

All development applications are subject to the regulations set forth in the City of Fort Bragg Land Use and Development Code and Fort Bragg Municipal Code. Please be advised that prior to submittal of a complete application and set of plans, staff comments and interpretations should be considered preliminary and subject to change pending full review of a complete application package by all City, County, and State departments and agencies as necessary.

**Refer to LUDC§18.42.170  
for specific standards  
regarding ADUs**

**City of Fort Bragg  
Community Development Department**

**416 N Franklin Street  
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# Accessory Dwelling Units (ADU)



## DEVELOPMENT STANDARDS

### Size.

The maximum floor area is 1,000 SF.

### Height.

- A detached ADU shall be limited to 18 feet in height;
- An attached ADU shall comply with height limit of zoning district;
- A second story over an accessory structure (i.e., garage, shed) can be 25 feet tall, with minor Use Permit approval, so long as setback requirements are met.

### Setbacks.

- A minimum of four (4) feet is required from the rear and side property line.
- Conversions of existing structures with nonconforming setbacks are allowed in most cases.
- Nonconforming structures can be expanded up to 150 SF or with Minor Use Permit approval, up to 25% expansion.
- ADUs located above a garage, must receive Minor Use Permit approval and adhere to setback requirements of zoning district.

### Fire Sprinklers.

Fire sprinklers are only required if the primary unit is sprinkled.

### Design.

- An ADU must have an entrance separate from the primary dwelling;
- An ADU placed 20 feet or less from another residential unit on the same parcel or an adjacent parcel may not have windows that directly face windows in the other unit.
- An ADU that is two stories or located above a garage shall not have windows or balconies that directly face a neighboring yard. These limitations apply only to side yards—not to windows facing alleys.

### Density.

ADUs are exempt from calculation of maximum allowed density.

- One (1) ADU and one (1) JADU are allowed on parcels with a single residential unit.
- Up to two (2) ADUs are allowed on parcels with multifamily (3+ units) development.
- Up to two (2) ADUs are allowed on parcels with mixed use development and three (3) residential units.

### Parking.

Off-street parking is not required for ADUs; however, an off-street parking space is preferred. If provided, the parking space shall comply with the location and design requirements of ILUDC Section 18.36.

## WATER AND SEWER

A separate water meter and sewer connection is not required. Should a separate meter be desired, the applicant is responsible for costs associated with meter splits and connections.

In unique situations where existing water flow is insufficient, or where the existing service line is inadequate, installation of a second service line may be necessary. The applicant is responsible for costs associated with new connections when applicable.

For more information on water and sewer, contact the Public Works Department at 707-961-2823.

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