

Free ADU Designs

In Fort Bragg you can save money and time by choosing one of three detached ADU designs that fit on a typical City lot, match local architecture and meet the Building Code. Custom plans for an ADU can cost between \$10,000 and \$20,000. The City has already paid this cost; all you pay is a copying fee of \$3 - \$5 per page.

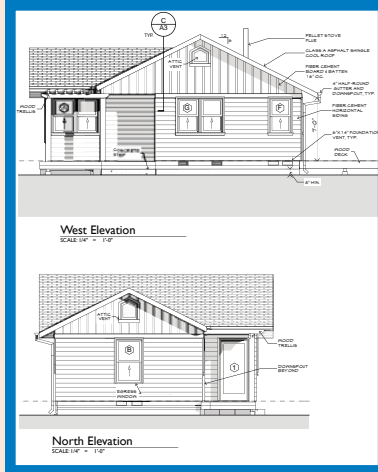


- The Alley House: 611 square feet, one bedroom/one bath, single story.

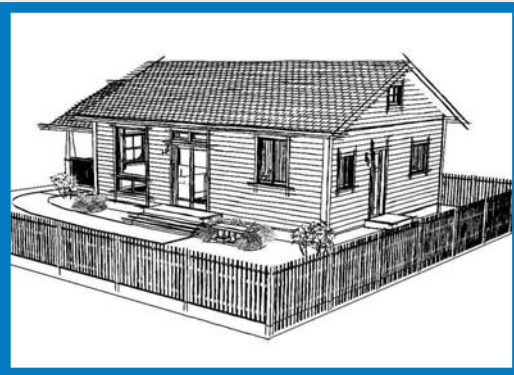
Design Options

The ADUs come in a range of sizes and features and were designed for lower construction costs.

- The Cottage: 544 square feet, one bedroom, one bath, single story.



- The Craftsman: 767 square feet, two bedroom/two bath, single story.



City of Fort Bragg
416 N Franklin Street
Fort Bragg, CA
707.961.2827
www.fortbragg.com

City of Fort Bragg

2nd Units

If you own property, this is a great time to consider adding a long-term rental unit.



City of Fort Bragg
Second Unit Program

In 2017 a new California law took effect that makes it much easier and more affordable for homeowners to build "granny flats." These backyard homes are also called second units, garage apartments, and Accessory Dwelling Units or ADUs.

ADUs offer many benefits: retirement security, extra income, and/or housing for a parent, caregiver or grown child.

Fort Bragg leads the State in taking steps to encourage the creation of ADUs by making them easier and less expensive to build.

1. We offer free second unit plans;
2. Parking for second units is not required on site;
3. No special permits (only a building permit is required); and
4. The City no longer charges fees to connect to City Water and Sewer services (saving about \$5,000 per ADU).

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ADU Details



What is an ADU?

An Accessory Dwelling Unit (ADU) is an attached or a detached residential dwelling which provides living facilities for one or more persons. It is located on the same parcel as a primary dwelling unit (house).

Why build an ADU?

1. They allow people to age in-place.
2. They are a good way of generating extra income.
3. They create more housing for the community or your family.

Eligibility: To build an ADU, your property must be located in a residential zone. Any residential lot, regardless of its size, can add an ADU so long as the overall area of the parcel is not covered by more than 40% impervious surfaces (roofs, patios and driveways)

ADU Specifics

1. Only one ADU is permitted per lot.
2. ADUs must have a separate entrance
3. ADUs must be subordinate to the main residence in size and location.
4. ADUs can be: 1) a portion of, or attached to, the main house; 2) one unit of a duplex; or 3) a detached structure.
5. Size: ADUs must be 960 sq ft or less, 18' or less in height and one story tall. ADUs above a garage may be 25' in height with a Minor Use Permit.
6. ADUs may be constructed before, during or after the primary dwelling.
7. ADUs cannot be sold separately from primary residences.
8. ADUs may be manufactured homes.
9. Windows: ADUs 20 feet or less from a residence cannot have windows that directly face windows in the other unit.
10. The City no longer requires separate water and/or sewer connections for ADUs. If a property owner chooses to establish separate water meter and water and sewer connections to the City's system, the property owner will have to pay for the connection and the water meter.
11. You may decide to offer parking for your ADU on your lot, but it is not required.

ADU Permitting

The Process

1. Come to City Hall & look at the plan options.
2. Talk to City staff about fees, lot coverage, setbacks, and requirements specific to your property.
3. Research financing options & get qualified for a loan, so you know your budget.
4. Purchase a set of plans or download free plans from the City's website.
5. A Coastal Development Permit is required in the Coastal Zone.
6. Submit a building permit.
7. Hire a licensed contractor to build the building.
8. Construction!
9. Move in

Building Permit Application

The City will review your submittal, then route your building permit application to the County. The amount of the building fee is based on the estimated cost to construct the ADU.

- A site plan/plot plan illustrating the proposed location of the ADU and all existing buildings parking, propane tanks, property lines, etc.
- Four sets of the ADU construction plans.
- Title 24 energy calculations.

It usually takes about four weeks to process building permits for ADUs. Once all fees are paid, your building permit is issued by the County Building Department.

