

Adding an Accessory Dwelling Unit *to your multi-family property*

If you own a property with apartments or other multi-family homes changes to state law have made it easier to add units to these by using the accessory dwelling unit (ADU) process.

What is an ADU?

Traditionally, an ADU has been defined as an additional residential home that is smaller than—accessory to—the main home on a single-family property. Now ADU law has changed, and ADUs are permitted on multi-family properties as well.

Property owners can add ADUs to their multi-family properties either by building a new detached ADU or by means of interior improvements (such as taking one larger unit and converting it into two smaller units).

How many ADUs can I have?

You can build up to two ADUs that are detached from the existing multi-family buildings. For interior units, you can add at least one and up to 25% of the existing multi-family units. For example, if you have 20 existing units on a property then you may build five additional interior units (25% of 20 units = 5).

What's the process?

Building one or more ADUs only requires a building permit, and potentially an engineering permit if there are other site improvements necessary to build the units. The ADU process is a streamlined and less costly way to add units to your multi-family property.



The rules for constructing an ADU are more flexible than ever.



How do I know if I can build an ADU on my property?

The rules for constructing an ADU are more flexible than ever. If you want to build an ADU, there is very likely a way to do it.

The first thing to consider is: will your project consist of detached or interior units (or both)?

Once you know what you'd like to pursue, please call us at 916-774-5276 or send an e-mail to planningdivision@roseville.ca.us.

To best serve you, please have the following information about your planned ADU:

- What is the property address?
- Where will the ADUs be located on the property?
- Will it be detached or interior (or both)?
- How many square feet is each proposed unit?
- Are you adding stairs, balconies, or anything similar to the outside of the building(s)?
- How far away will the ADUs be from your front, side, and rear property lines?
- If detached, how tall will the ADUs be?

With this information, we can explain the process, list the materials you will need to submit, and even generate an estimate of the city's permitting fees.