

# Adding an Accessory Dwelling Unit to your Single Family property

## ADU examples



Detached



Attached



Interior (upper level)



Interior (lower level)



Above garage



Garage conversion

## What is an Accessory Dwelling Unit?

An accessory dwelling unit (ADU) is an additional residential home that is typically smaller than—accessory to—the main home on a property. Some of the common names for this type of home include granny flat, in-law unit, second unit, and backyard cottage.

They can be added to a property in a number of ways, including by converting a garage, converting a portion of an existing home's interior, building an addition, or building a new structure.

Each ADU must include a place for living, sleeping, eating, a full kitchen (with permanent cooking appliance) and full bathroom.

## What is a Junior Accessory Dwelling Unit?

A junior accessory dwelling unit (JADU) is just like an ADU, but it is inside of an existing home. It requires a small prep kitchen instead of a full kitchen, and its own separate entrance. It can share a bathroom with the rest of the home.

## Why build an ADU or JADU?

These units allow you to have a second, smaller home on your property, which has been shown to add value to your property and neighborhood, can generate rental income, and can be used for multi-generational and shared family living.

An ADU is also a solution for homeowners who want to stay in their homes as they get older and need supportive care. The additional unit can provide a place for caregivers to live.

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



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

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

The first thing to consider is: are you going to convert an existing space or are you going to build a new building? Please **review the rules** for existing buildings versus new buildings, and come up with a preliminary plan for your property.

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](mailto:planningdivision@roseville.ca.us).

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

- What is the address of the property?
- Where will it be located on the property?
- Is it a conversion of existing space or a new build?
- What is the proposed square footage of the ADU?
- Where will the entrance be?
- Are you adding stairs, balconies, or anything similar to the outside of the building(s)?
- How tall will it be?
- How far away will it be from your front, side, and rear property lines?

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.