



ADU New Laws Summary

January 30, 2020

In case you didn't already know, new accessory dwelling unit (ADU) laws went into effect on January 1, 2020 that define the maximum standards that can be applied to ADUs and Junior JADUs¹. Special rules apply to four types of ADUs/JADUS:

1. Conversions of existing space,
2. New construction of a detached ADU (one JADU also permitted)
3. Multifamily with two detached ADUs
4. Multifamily with one detached ADU and one attached ADU (within existing non-livable space up to 25 percent of existing units)

Planning staff is currently underway with revisions to bring the Chico Municipal Code into compliance with the new State laws. Changes will be heard at the **Planning Commission meeting on February 20, 2020**. In the interim, staff thought it would be helpful to provide a summary of the forthcoming changes that are currently in effect, as the City will default to these laws until the Municipal Code is amended. Please also refer to our **Getting Started: Accessory Dwelling Units FAQ** informational guide on the website.

Overview of New Rules

Impact Fees	<ul style="list-style-type: none"> • No impact fees assessed for units under 750 sqft • Impact fees are proportional to primary unit when over 750 sqft
JADUs (Junior ADU)	<ul style="list-style-type: none"> • Must be allowed within the walls of the proposed or existing single-family residence • Owner occupancy required • JADU can be in addition to new detached ADU with some limitations
Location	<ul style="list-style-type: none"> • Allowed in all residential and mixed-use zones when accessory to a single-family or multifamily dwelling with limited exceptions, such as traffic flow, water, sewer or public safety

¹ An Accessory Dwelling Unit is defined as a housing unit with kitchen facilities, sleeping space, and a separate entrance and address. A Junior Accessory Dwelling Unit is an Accessory Dwelling Unit under 550 sq ft, which must be a conversion of interior space in a house and can, but does not have to, share a bathroom with the existing house.



Lot Size & Coverage	<ul style="list-style-type: none"> • Lot size can no longer be considered for approval • Lot coverage can still be considered if ADU is over 800 sqft
Multifamily	<ul style="list-style-type: none"> • At least one ADU is allowed • Convert up to 25-percent of non-living space to ADUs (example: a 4-unit building would be allowed 1 ADU)
Owner Occupancy	<ul style="list-style-type: none"> • Not required for ADUs built between 2020-2025; may be rented separately • JADUs must be owner occupied
Parking	<ul style="list-style-type: none"> • No parking if ½ mile of transit, in historic district, or near car share; potentially one (far from transit, larger than studio) • No replacement parking for garage demolition/conversion • Tandem and in setbacks allowed
Setbacks & Height	<ul style="list-style-type: none"> • No setbacks required for conversions or rebuilds • 16 ft height • Setback requirements cannot exceed 4-feet for side and rear
Short-Term Rentals	<ul style="list-style-type: none"> • City of Chico can require that the property be used for rental of terms longer than 30 days (limit short-term rentals)
Size	<ul style="list-style-type: none"> • No minimum size • Maximum size of ADU cannot be less than 800 sqft for all lots • Maximum size is still based upon percentage of the proposed or existing single-family home (i.e. a 1,500 sqft home is allowed a 1,125 sqft ADU, and a 1,000 sqft home would be allowed a 800 sqft ADU)
Unpermitted/ Illegal Construction	<ul style="list-style-type: none"> • Allows owners of a substandard/unpermitted ADU 5 years to correct the violation if not a health and safety issue

Free Preapproved ADU Plans to be Made Available!

The City of Chico is preparing prototype ADU plans that would be preapproved by the City and permit-ready free of use to Chico residents. These ADU house plans will come in three different plans in 1-story unit sizes of approximately 398 sqft, 498 sqft, and 749 sqft, with 1- and 2-bedroom units designed to be compatible with single-family development in Chico’s neighborhoods. Property owners would be responsible for preparing a site plan of the existing house and proposed ADU. The plans are currently being prepared and are anticipated to be available by summer, 2020. Funding for this project was made available in large part by a Senate Bill 2 “Building Homes and Jobs Act” grant the City received from the California Department of Housing and Community Development to stimulate housing production.