

# ADUs AND YOU: Accessory Dwelling Units in Riverside



OFFICE OF MAYOR PATRICIA LOCK-DAWSON  
*and*  
COUNCILMEMBER ERIN EDWARDS  
*with*  
Community & Economic Development Department  
*and*  
Sagecrest Planning & Environmental

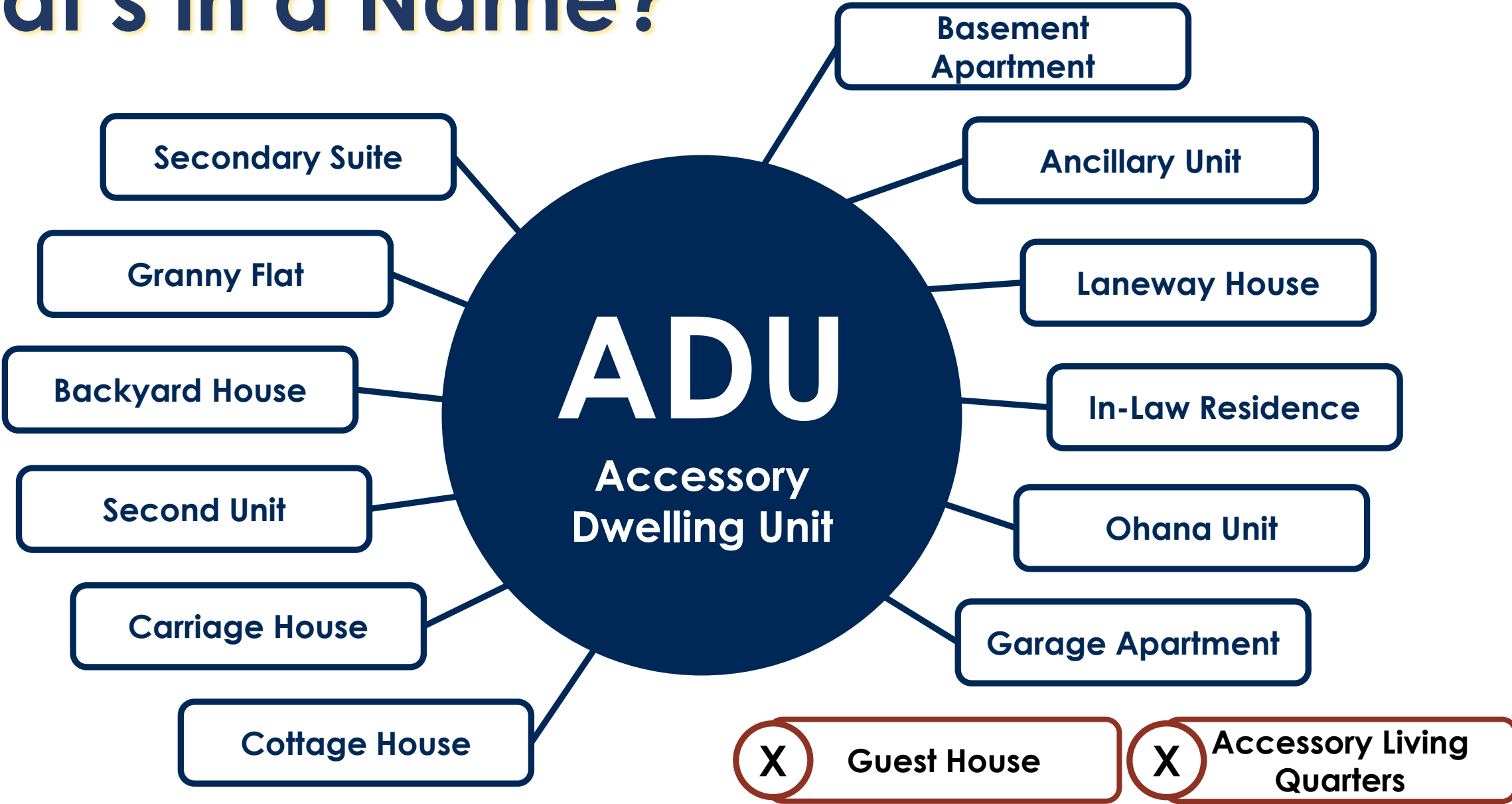


# Tonight's Agenda

- Welcome/Opening Remarks
- What is an ADU?
- How did we get here?
- What are the State requirements?
- What is allowed?
- How are ADUs regulated in Riverside?
- Listening and Discussion



# What's in a Name?



# What is an ADU?

- Independent housing unit
  - ✓ Living
  - ✓ Sleeping
  - ✓ Cooking
  - ✓ Bathroom
- Can rent separately
- Are *accessory* to and are typically smaller than the primary house
- Maximum size of 1,200 square feet (unless converted from existing structure)
- Attached (with independent access) or detached from main house



Source: [accessorydwelling.org](https://accessorydwelling.org)



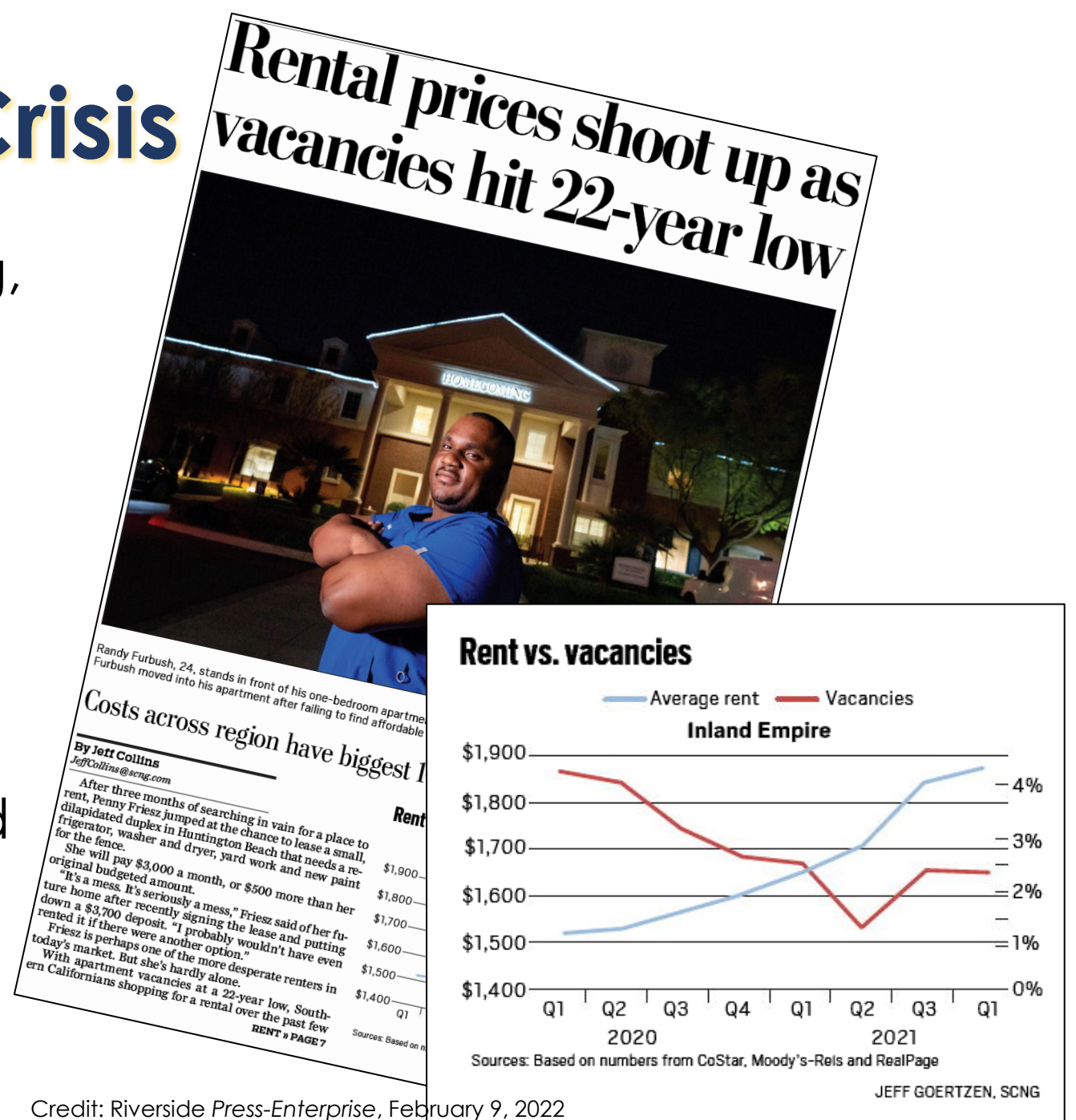
# What is a JADU?

- Independent housing unit
  - ✓ Living
  - ✓ Cooking
  - ✓ Sleeping
- May share bathroom with the primary house
- Entirely within the single-family house with independent access
- Usually converted from bedroom or other living space
- Maximum size of 500 square feet
- Requires property-owner to live on site



# Context: Housing Crisis

- Under-production of housing, especially affordable
- High construction costs
- Opposition to new housing
- Gentrification and displacement
- Rising cost of real estate and rent
- Persistent homelessness





# ADUs and the California Housing Crisis



ADUs are one piece to the puzzle of housing crisis:

- Increase housing supply for all at a neighborhood scale
- Create small scale affordable housing in communities
- Enable homeowners to create new income and offset costs
- Contribute to local housing stock consistent with General Plan and Zoning

# New State Laws

- Started in 2017, with new bills continuing from the state
- ✓ Any property where residential is permitted
- ✓ No minimum lot sizes
- ✓ Limit on parking requirements
- ✓ No public hearing or discretion
- ✓ No environmental review
- ✓ Limit on Fees
- ✓ Single-Family – One ADU and One JADU
- ✓ Multi-Family – ADU only (up to 25% of the units)



Source: California State Capitol



# ADU Types



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Source: AARP



# Examples





# What are the Benefits of ADUs?



Source: Alvaro Reyes/Unsplash

- Housing for all ages and abilities
- Family stays close, retains privacy
- Affordable housing at small scale
- Increase your property value
- Additional housing option to be part of the community
- Cost-effective new development
- Maintains single family scale and character



# ADU Advocates

**AARP**®



TURNER  
CENTER  
FOR HOUSING  
INNOVATION  

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UC BERKELEY



# City Requirements for ADUs and JADUs



- Allowed on any property where residential is permitted
- Size limitations for ADU and JADU
- No minimum lot sizes and reduced setbacks
- No replacement parking requirements
- Administrative Process – through Building & Safety
- No environmental review
- Limit on Development Impact Fees – Units over 750 SF
- Allowed in:
  - Single-Family:
    - Primary residence and one ADU (owner-occupied or for rent)
    - Primary, one ADU and one JADU (owner-occupied only)
  - Multi-Family – ADU only (up to 25% of existing units)
- In historic districts, require a Certificate of Appropriateness

# Future Considerations for ADUs in Riverside

## *ADU on a Chassis*

### WHAT IS IT?

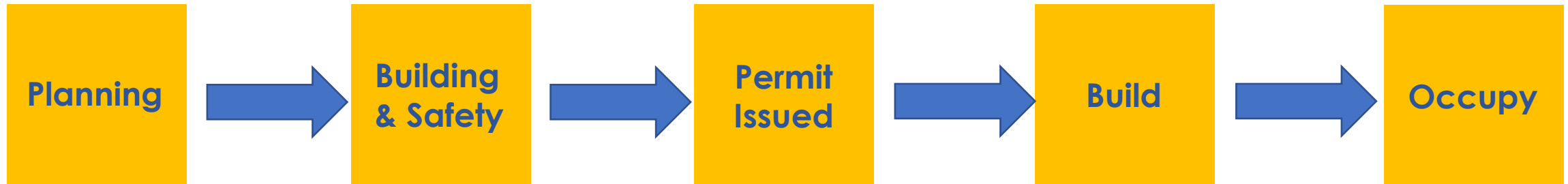
- Is licensed and registered with the California Department of Motor Vehicles
- Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards for construction
- 3rd party inspection agency and certification required
- Cannot move under its own power
- Is no larger than allowed by California State Law for movement on public highways
- Is no smaller than 150 and no larger than 430 square feet as measured within the exterior faces of the exterior walls
- Utility hook-ups required



Image Credit: Hausable



# Permit Process: Checks & Balances



## Planning

### Clearance Form:

- First check on proposed ADU compliance
- Assist with customer questions and application

## Plan Check routing:

- Building & Safety
- Fire
- Planning
- Historic Preservation
- Electric Utility
- Water Utility
- Public Works

## Time sensitive:

- Permit valid for 12 months
- Time extension possible with inspection approval sign off
- During COVID, no fee for extension

## Inspections:

- Compliance with codes required for final sign off

## Final

### Occupancy:

- Final sign off by City
- All fees paid and inspections passed

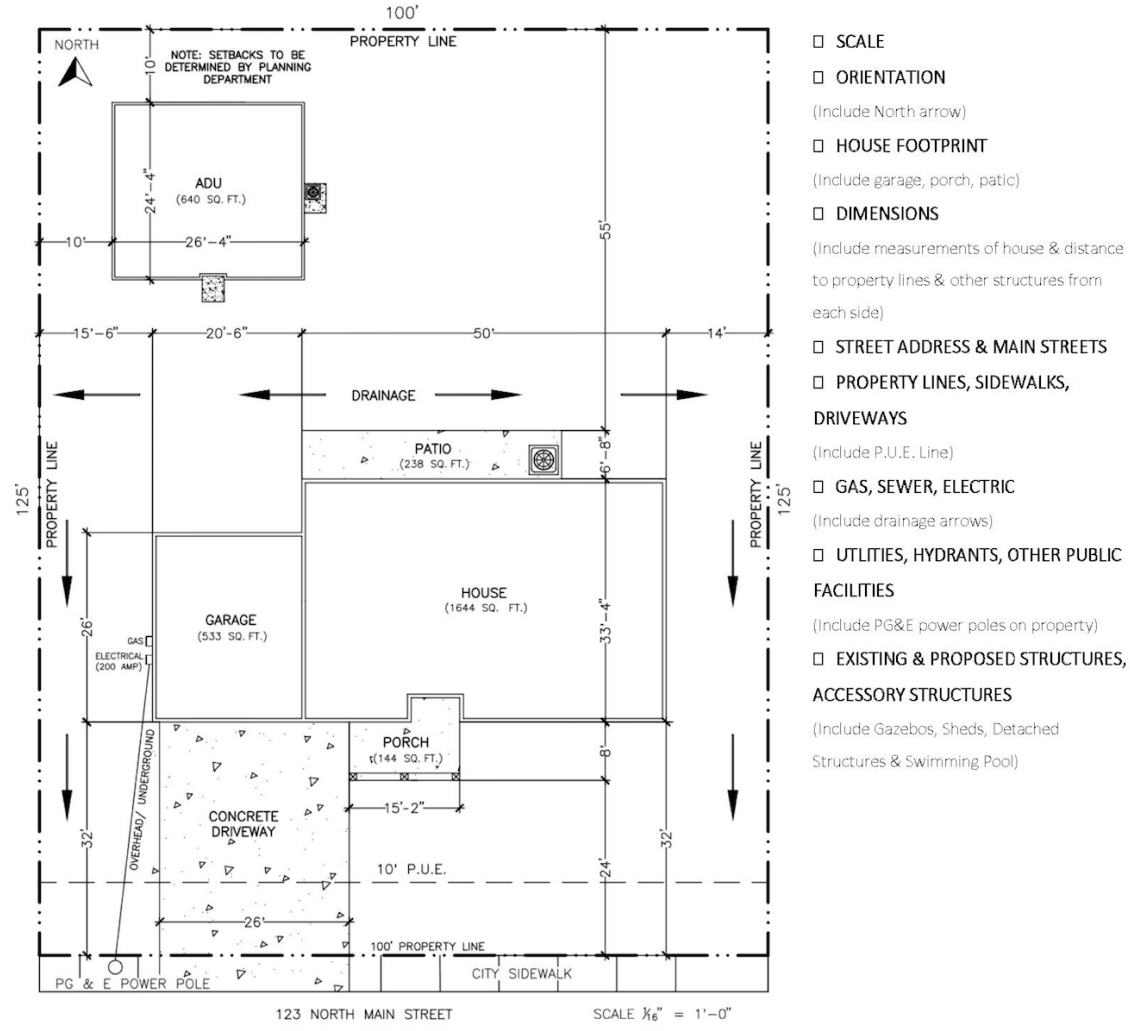
# What Fees Apply?

- Permit and plan check fees based on Scope and Size of ADU
- Average Permit Fees = \$3,000 - \$9,000 (400 SF vs 1,200 SF Unit)
- **No Development Impact fees, if ADU less than 750 square feet**
- Additional fees for new utility connections if desired
- Contact Building & Safety at (951) 826-5800 to determine ADU fees



# Moving Forward – ADUs in Riverside

- Workshops/Education
  - Relationship to Senate Bill 9 – Duplex and Lot Split Law
- Permit Ready Plans
  - Studio/400 sf
  - 1-Bed/745 sf
  - 2-Bed/1,000 sf
  - 3-Bed/1,200 sf
- Streamlining Processes
- Dedicated Permit-Ready Website



- SCALE
- ORIENTATION  
(Include North arrow)
- HOUSE FOOTPRINT  
(Include garage, porch, patio)
- DIMENSIONS  
(Include measurements of house & distance to property lines & other structures from each side)
- STREET ADDRESS & MAIN STREETS
- PROPERTY LINES, SIDEWALKS, DRIVEWAYS  
(Include P.U.E. Line)
- GAS, SEWER, ELECTRIC  
(Include drainage arrows)
- UTILITIES, HYDRANTS, OTHER PUBLIC FACILITIES  
(Include PG&E power poles on property)
- EXISTING & PROPOSED STRUCTURES, ACCESSORY STRUCTURES  
(Include Gazebos, Sheds, Detached Structures & Swimming Pool)



# Unpermitted ADUs

## What if I suspect an unpermitted ADU in my neighborhood?

- Option to report to City
- Contact 311 by app, web, call
- Report sent to Code Enforcement Division for investigation
- Tracked for status updates
- *Possible* to legalize unpermitted ADU



**311** FOR CITY SERVICES **FOR Non-Emergency City of Riverside Services**

**311 Call Center** **Mobile App**

**Request City Services Including:**

- Graffiti Removal
- Park Maintenance
- Code Violation
- Power Outages

**Pay Your Utility Bill** **Ask Questions**

 [RiversideCA.gov/311](https://RiversideCA.gov/311)

# Listening & Facilitated Discussion

- What are your thoughts or concerns about unpermitted ADUs?
- Do you have thoughts on the types of ADUs allowed in the City?
- Are you interested in building an ADU or JADU?
- Should the City allow ADUs on Chassis? If so, what rules should apply to them?
- What questions do you have?

# Thank You! Let's Stay in Contact



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