

ACCESSORY DWELLING UNITS

GETTING STARTED GUIDE

CITY OF RIDGECREST



CONTACT US

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WHAT IS AN ADU?

Granny flat, in-law suite, accessory dwelling unit (ADU), converted garage, backyard cottage – ADUs go by many names, but are always a self-contained home smaller than the main house and legally part of the same property.

GETTING STARTED

Do you own a home or multifamily dwelling? Start by visiting the city to discuss your ideas.

Design

How much space do you have? Consider hiring an architect, or builder to help you follow all the rules and refine your budget.

Permits

Visit the Planning Department and submit an application. Next move on to the Building Department and submit plans.

Construction

Get detailed bids for contractors, call their references and check their licenses with the state. Get a written contract that lists all costs and details up front to avoid expensive changes later.

Move In

Construction is complete, and now it's time for someone to move in. This may be you, a friend, family member, or renter.

New state laws have made it easier than ever to build a second unit in California.



ADU CHECKLIST

1. ADU site must be in a residential zone.
 2. Building height: ADU shall not be more than 16 ft. in height, or more than the height of the primary unit.
 3. Setbacks:
 - a. ADU setbacks are 4 feet for side and rear yards.
 - b. ADU should be six feet from any other buildings.
 - c. Minimum lot size statewide exemption: (800 sq. ft. unit, 16 ft. height & 4 ft. side and rear setbacks).
 4. Lot frontage: Detached units should be located behind the rear face of the primary unit.
 5. Design Standards:
 - a. The design, color, material, and texture of all buildings must be substantially the same as the main dwelling unit.
 - b. If attached to the garage, no direct access from the garage to the ADU.
 6. Site density:
 - a. No more than two accessory dwelling units can be located on a lot that has an existing multifamily dwelling.
 - b. Total floor area for a detached unit cannot exceed 1,200 sq. ft.
 - c. If there is an existing dwelling, the floor area of an attached ADU cannot exceed 50% of primary unit.
 7. Parking standards:
 - a. No parking required for converted spaces
 - b. One space required per bedroom (unless ADU is within one-half mile from public transit)
 8. Impact fees:
 - a. No local agency impact fees if less than 750 sq. ft.
 - b. ADU less than 500 sq. ft. are not subject to school impact fees.
 - c. ADU over 750 sq. ft. will be charged impact fees proportionately in relation to the primary dwelling unit.
 9. ADU rental periods are to exceed 30 days.
 10. All ADUs are subject to serviceability by the IWW Water District.
- *This is not an exhaustive list, the complete municipal code section 106-37 should be reviewed*