



CITY OF RIDGECREST

Accessory Dwelling Units

Planning Division
100 W. California Ave.
Ridgecrest, CA 93555
(760) 499-5063
hspurlock@ridgecrest-ca.gov

Case No.: _____

Date: _____

Fee: \$75

ACCESSORY DWELLING UNITS (ADUs) APPLICATION

PROPERTY INFORMATION

Property Address:

Assessor Parcel No. (APN):

Zoning:

Work proposed in the public right of way:

OWNER/APPLICANT

Name(s):

Mailing Address:

City:

State:

Zip:

Phone:

Email:

AUTHORIZED REPRESENTATIVE

Name:

Type: Architect/Designer Contractor Consultant Engineer Other:

Ridgecrest Business License No.:

Mailing Address:

City:

State:

Zip:

Phone:

Email:

Check ADU Square Footage:

ADU under 500 sq. ft.

ADU under 750 sq. ft.

ADU over 750 sq. ft.

GENERAL REQUIREMENTS

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 IWV Water District.

*This is not an exhaustive list, the complete municipal code section 106-37 should be reviewed prior to submittal.

SUPPLEMENTAL QUESTIONS

1. Will the ADU be accessory to:	
➤ An existing or proposed Single Dwelling Unit?	Y / N
➤ An existing Duplex (two units)?	Y / N
➤ Existing Multifamily Dwelling Units (three or more)?	Y / N
2. Is the primary dwelling on the property an existing unit?	Y / N
3. Will the ADU have more than one bedroom?	Y / N
➤ Size of ADU in square feet _____	
4. Does the ADU provide for a separate entrance to/from the primary dwelling unit?	Y / N
5. Does the proposed ADU involve any of the following?	Y / N
➤ ADU within the walls of the primary dwelling unit?	Y / N
➤ New Attached ADU?	Y / N
➤ New Detached ADU?	Y / N
➤ Conversion of an existing detached accessory structure to an ADU?	Y / N
6. Will the ADU require the elimination of existing parking?	Y / N
➤ Is there a parking space proposed for the ADU?	Y / N

PROPERTY OWNER AND AUTHORIZED REPRESENTATIVE CERTIFICATIONS

I certify that I am presently the legal property owner of the above property. I, the undersigned owner (and, when applicable, the authorized agent acting on behalf of the owner) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City of Ridgecrest ordinances. I understand that during review of the project, additional permits and/or actions may be required. I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I acknowledge that plan sets may be reproduced and distributed to City representatives and members of the public for project review purposes only.

I grant permission to the City to conduct site visits necessary to investigate the proposed project.

PROPERTY OWNER SIGNATURE

PROPERTY OWNER NAME (PRINT)

DATE

REPRESENTATIVE SIGNATURE

REPRESENTATIVE NAME (PRINT)

DATE