



ACCESSORY DWELLING UNITS

INFORMATIONAL HANDOUT

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

Accessory Dwelling Units, or ADUs, are also referred to as granny flats, mother-in-law units, backyard cottages, secondary units, and other common informal terms. An ADU is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is situated. An accessory dwelling unit also includes an efficiency unit and a manufactured home, as defined in Section 17958.1 and Section 18007 of the Health and Safety Code, respectively.

WHAT IS A JUNIOR ACCESSORY DWELLING UNIT (JADU)?

Junior Accessory Dwelling Units, or JADUs, are no more than 500 square feet in size and are contained entirely within an existing or proposed single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

AM I ELIGIBLE TO ESTABLISH AN ADU ON MY PROPERTY?

An accessory dwelling unit is permitted:

- In any zoning district where single-family or multifamily dwellings are a principally permitted use; and
- Only on a lot with an existing or proposed single-family or multifamily dwelling.

Development standards (such as height and setbacks) apply as described in the City's ADU Ordinance (2019-02) and applicable state law. Lots located within the Ferndale designated Historic District and/or the Design Control Zone have additional design and development considerations. Please refer to the maps available on the City's website here: <https://ci.ferndale.ca.us/maps/> to determine if your lot is subject to these standards.

WHAT KINDS OF ADUs ARE THERE?

There are three primary ADU types: converted existing space, attached, and detached. Converted ADUs are located within the walls of an existing or newly constructed home (e.g. master bedroom, attached garage, storage area or similar use, or accessory structure) while attached ADUs are located in separate additions attached to the primary structure. Detached ADUs are freestanding structures which are separated from the primary structure while still being located on the same lot.

Three approved standard ADU plans have been developed by the Humboldt County Planning and Building Department to provide the public with simplified permitting processes for designing and constructing ADUs on their property. These plans have been reviewed for compliance with the 2019 California Building Standards Code and are available for reference and use, free of charge. However, they have not been preapproved for the City of Ferndale and will require standard review prior to approval. Plan 1, a 393 sq ft detached ADU, is linked [here](#). Plan 2, a 517 sq ft above-garage ADU, is linked [here](#). Plan 3, a 660 sq ft attached ADU, is linked [here](#).

Additional Resources

Humboldt County Resources:

Organization Name	Website	Email / Phone Number	Links
Humboldt ADU	www.humboldtadu.org	planningbuilding@co.humboldt.ca.us 707-445-7541	<ul style="list-style-type: none"> ○ ADU Cost Calculator ○ ADU Guidebook ○ Hub of ADU resources and information for the County
Humboldt County Planning and Building Department	humboldt.gov/3318/ADU-Approved-Standard-Plans	planningbuilding@co.humboldt.ca.us 707-445-7541	<ul style="list-style-type: none"> ○ ADU Approved Standard Plans

California Resources:

Organization Name	Website	Email / Phone Number	Links
California Department of Housing and Community Development	www.hcd.ca.gov/policy-and-research/accessory-dwelling-units	adu@hcd.ca.gov 916-263-2911	<ul style="list-style-type: none"> ○ ADU Information ○ ADU Handbook ○ Contact us for assistance
California Energy Commission	www.hcd.ca.gov/policy-research/docs/CEC-Blueprint-Newsletter-129.pdf	title24@energy.ca.gov	<ul style="list-style-type: none"> ○ 2019 Energy Code, PV Requirements for ADUs
American Association of Retired Persons (AARP)	www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html	caarp@aarp.org 866-448-3614	<ul style="list-style-type: none"> ○ The ABCs of ADUs, guide to ADUs ○ The ABCs of ADUs, presentation on the guide
Casita Coalition	www.casitacoalition.org/adu-resources	info@casitacoalition.org	<ul style="list-style-type: none"> ○ ADU Best Practices Guidebook, 2021 Webinar Series Summary

Examples of ADU Types:



Source: Town of San Anselmo, CA