

WHAT IS A JUNIOR ACCESSORY DWELLING UNIT?

A Junior Accessory Dwelling Unit (JADU) is a living space, not more than 500 SF in size and contained entirely within the walls of a single residential unit. A JADU must include permanent provisions for living, sleeping, eating, and cooking. Sanitation facilities may be separate or shared with the primary unit.

WHAT PERMITS ARE REQUIRED?

JADU projects require only a Building Permit. The Building Permit Application is reviewed for consistency with City ordinances and California Building Code standards.

A complete application includes:

- Building Permit Application
- 4 sets of construction plans
- 2 plot plans
- Stormwater Checklist

NOTICE TO

APPLICANTS

All development applications are subject to the regulations set forth in the City of Fort Bragg Land Use and Development Code and Fort Bragg Municipal Code. Please be advised that prior to submittal of a complete application and set of plans, staff comments and interpretations should be considered preliminary and subject to change pending full review of a complete application package by all City, County, and State departments and agencies as necessary.

**Refer to ILUDC§18.42.170
for specific standards
regarding JADUs**

**City of Fort Bragg
Community Development Department**

**416 N Franklin Street
Fort Bragg, California 95437**

**Telephone (707) 961-2827
CDD@fortbragg.com
city.fortbragg.com**

Junior Accessory Dwelling Units (JADU)



DEVELOPMENT STANDARDS

Location.

JADUs are allowed on any parcel zoned for a single residential unit.

Size.

The maximum floor area is 500 SF.

Height Limit and Setbacks.

- A JADU must comply with height limit and setback requirements of the zoning district in which it is located.

Separate Entrance Required.

A JADU must have a separate entrance from the main entrance, with an interior entry into the main living area.

Efficiency Kitchen.

- Cooking appliances;
- Food preparation counter;
- Storage cabinets reasonably sized in relation to unit.

Parking.

Off-street parking is not required for JADUs; however, an off-street parking space is preferred. If provided, the parking space shall comply with the location and design requirements of ILUDC Section 18.36.

JADUs are exempt from calculation of maximum allowed density.

- One (1) ADU and one (1) JADU are allowed on parcels with a single residential unit.

Fire Sprinklers.

Fire sprinklers are only required if the primary unit is sprinkled.

WATER AND SEWER

A separate water meter and sewer connection is not required. Should a separate meter be desired, the applicant is responsible for costs associated with meter splits and connections.

In unique situations where existing water flow is insufficient or where the existing service line is, installation of a second service line may be necessary. The applicant is responsible for costs associated with new connections when applicable.

For more information on water and sewer, contact Public Works at 707-961-2823.

The owner of a parcel for a JADU shall occupy as a primary residence either the primary dwelling or JADU.

Shot-term Rentals.

A JADU shall not be rented for periods of less than 31-days.

Sale Prohibited.

A JADU shall not be sold independently of the primary dwelling on the parcel.

Deed Restriction.

The owner shall record a deed restriction that includes: 1) the prohibition on the sale of a JADU; 2) requires owner occupancy; 3) does not permit short-term rentals; and 4) restricts size and attributes consistent with regulations.

**Refer to LUDC§18.42.170
for specific standards
regarding JADUs**

JADU REQUIREMENTS

Density.

Owner Occupancy.