



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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ACCESSORY DWELLING UNIT (ADU) FAQs - 2017

What is an ADU?

ADUs, commonly called Guest Houses, are defined in the San Juan County Unified Development Code (UDC) as:

"Accessory dwelling unit (ADU)" means a living area that is accessory to the principal residence, located on the same lot, and that provides for sleeping quarters, kitchen, and sanitation facilities. An ADU may be internal, attached or detached. UDC 18.20.010

How many ADU Permits are available in 2017?

Within land use districts located inside of the boundaries of activity centers and urban growth areas, there is no restriction on the number of permits for detached accessory dwelling units.

Outside of the boundaries of activity centers and urban growth areas, the number of detached ADU permits available for 2017 are as follows:

Eight (8) permits will be available for the construction of new detached structures as ADUs. Two (2) permits will be available to convert structures that have legally existed for 5 years into ADUs.

What is an "Internal ADU"?

"Internal accessory dwelling unit" means an ADU that is part of the principal residence and provides for egress and ingress between the ADU and principal residence, or that shares a common wall with the principal residence, but has separate egress and ingress. UDC 18.20.090

What is an "Attached ADU"?

"Attached accessory dwelling unit" means an ADU which is internal to or attached to the principal residence by (1) a common wall, or (2) a continuous roof and exterior wall enclosures, or (3) a continuous roof no less than six feet in width, the area of which is included in the living area of the ADU. UDC 18.20.010

What is a "Detached ADU"?

"Detached ADU" means an accessory dwelling unit that is physically distinct from the principal residence. To be detached, the ADU and principal residence may not be connected or must be structurally independent per the International Residential Code. UDC 18.20.040

What is an ADU Permit?

An ADU Permit allows for the construction of a **Detached ADU** on any lot for which this code allows a principal residence as the principal use of the lot; provided, that all of the requirements of the UDC are met (see below). An ADU Permit must be obtained before any Building Permit can be issued for a **Detached ADU**. It is also required for the conversion of an existing accessory structure that has legally existed for no less than five years into an ADU.

A separate ADU Permit is **not** required for the construction of an **Attached or Internal ADU**; it is still necessary to obtain a Building Permit.

What are the standards that must be met for ADUs?

- 1) **Size:** An accessory dwelling unit shall not exceed 1,000 square feet in living area as defined in SJCC 18.20.120.
- 2) **Parking:** At least one additional off-street parking space shall be provided for the accessory dwelling unit in addition to the parking required for the principal residence.
- 3) **Driveway and Utilities:** An accessory dwelling unit shall use the same driveway, septic/sewer system, and water system as the principal residence.
- 4) **Ownership:** An accessory dwelling unit must be owned by the owner of the principal residence.
- 5) **Parcel Size:**
 - a) There is no minimum parcel size for a detached ADU in urban growth areas and activity centers.
 - b) A detached ADU is not permitted on parcels less than: (i) five acres in size in any rural district, (ii) 10 acres in size in the agricultural district, and (iii) 20 acres in size in the forest district.
- 6) **Location:** Absent special circumstances, the maximum distance between the closest vertical walls of the main house and any detached accessory dwelling unit shall be no more than 100 feet.

How do I obtain an ADU Permit?

In 2017, ADU Permits will be issued by lottery. A copy of the procedures to be followed is attached and can be found at the San Juan County website at www.sanjuanco.com.

What steps do I need to take after I get an ADU Permit?

All recipients of an ADU Permit will be required to submit a complete building permit application to DCD not later than **4:30 PM PT, July 17, 2017**.

If an ADU Permit holder fails to submit a completed building permit application by 4:30PM PT, July 17, 2017, the applicant's ADU Permit shall be deemed null and void.

Building permit applications for ADUs must meet the requirements and criteria of San Juan County Code 18.40.240 and Ordinance 51 – 2008 and all other applicable requirements of the San Juan County Code.