ADUs in Folsom

Contrasts in Design and Approach

Infill ADUs in Historic District
ADUs in Folsom
Contrasts in Design and Approach (cont.)

New Home in Folsom Ranch Area with Internal ADU (in blue)

Photos courtesy of Lennar.
New ADU Ordinance

• Draft reviewed by HCD
• Adopted in July 2020 (FMC Chapter 17.105)
• Streamlines process for small ADUs (800 sf or less and 16 ft tall or less)
• Larger ADUs subject to ministerial design review with objective design standards
• ADUs taller than 16 feet subject to Commission approval
• Objective design standards for Historic District for larger ADUs
• Created resources for public:
  • ADU Website
  • ADU Design Workbook
  • ADU Application Checklist
  • Map of Areas Exempt from ADU Parking Standard
  • Sample JADU Deed Restriction Form
Citywide ADU Review Process

Application

- If ≤ 800 sf and ≤ 16-ft tall
  - Yes → Approved
  - No → Staff Level Design Review

- If > 800 sf
  - Yes → Meets Size & Design Standards
    - Yes → Approved
    - No → Staff Level Design Review

- If > 16-ft tall
  - Yes → Decision
    - Yes → Approved
    - No → Denied

- Building Review and Permit
  - Approved or Denied
  - If Appeal
    - Planning Commission

60-Day Process
Historic District ADU Review Process

Application

If ≤ 800 sf and ≤ 16-ft tall
Yes
Approved
Yes
Building Review and Permit

If > 800 sf
Yes
Staff Design Review: Meets Standards?
Yes
Approved
Building Review and Permit
No
HDC Design Review
Decision
Approved or Denied
City Council

If Appeal

60-Day Process
Accessory Dwelling Units

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit (ADU) is a second, smaller dwelling that can be built on a property already occupied by a single family home or an apartment building. ADUs provide independent living for one or more people, including permanent facilities for living, sleeping, eating, cooking and sanitation. ADUs must have an exterior
ADU Design Workbook

Accessory Dwelling Unit Design Workbook

Part I - The Basics
A resource guide for homeowners, designers, and contractors

City of Folsom
Community Development Department

Accessory Dwelling Unit Design Workbook

Part II - Historic District
A resource guide for homeowners, designers, and contractors for ADUs in the Historic District

City of Folsom
Community Development Department
ADU Design Workbook
Illustrates Historic District Design Standards

Historic Design Styles
Examples of Historic Design Styles from the ADU Ordinance

CRAFTSMAN Design Elements
- Low-pitch gable roof with dormer
- Multi-pane sash window
- Exposed braces under gables

Entry porch with tapered columns and square bases
ADU Design Workbook
Explains Development Process and Other Considerations

The ADU Development Process
Following the steps listed below and the following pages can help ensure you have a successful project.

PRELIMINARY DESIGN
With your plans, create a design of your ADU. Figure out the size, floor plan, materials, finishes, and colors. Include basic demolition, structural, and plumbing drawings. Be sure to consult with your city or county for code requirements. Other considerations include aesthetic considerations, materials, and local zoning and building codes. If there are special considerations, such as a garage, an ADU has to conform to the basic building codes. If you have questions, contact your city or county for more information.

CITY PERMITS
Through and review your plans with the city or county. If you have not received a permit, contact your city or county and ask for a plan review. If you have received a permit, you can start planning for your ADU design. Also make sure to check with your city or county for any other permits you may need, such as a zoning or building permits.

APPLICATIONS: All ADUs should refer to the City of Folsom’s ADU Checklist for a list of all necessary permits and applications required for your ADU.

APPLICATIONS:

There are several steps involved in the ADU development process.

1. Get permits. This includes obtaining a building permit, a county permit, and a city permit. You will also need to obtain a state permit if you are planning to build a new ADU.

2. Design your ADU. This includes creating a floor plan, selecting materials, and deciding on a color scheme.

3. Start construction. This includes preparing the site, installing the foundation, and constructing the walls.

4. Install electrical, plumbing, and mechanical systems.

5. Final inspections and occupancy.

ADU Development Workbook
Explains Development Process and Other Considerations

Additional Considerations
When planning an ADU, there are several things to consider.

SITE CONDITIONS
Location: Finding the right location for your ADU is crucial. Generally, ADUs should be smaller than the main house and located to the side or rear of the property, behind the house. This will help to make sure that no one can see your ADU from the street.

Access: Every ADU must have a separate entry from the primary dwelling and a separate exterior wall that is adequate to provide safety and security.

Utilities: A separate utility service for space and water is required. If you have a large ADU, you may need to install a separate service for the ADU.

Building Codes: All ADUs are subject to building codes set by the California Building Code. These codes are enforced by the local city or county. If you have questions, contact your city or county for more information.

Building Codes
SOLAR: A solar panel must be placed on the roof of the ADU to be considered a solar-powered ADU.

FLOOD: All ADUs should have a minimum of 50 square feet of roof that will be exposed to the elements. This will help to ensure that the ADU is safe from flooding.

FIRE SPOTLIGHTS: If the existing house has a fire alarm system, the ADU should be integrated into the system.

LOCATION: The ADU should be placed on the property line that is determined by the local city or county. If you have questions, contact your city or county for more information.

ADU: Like any new home, ADUs are required to have their own independent electrical, plumbing, and mechanical systems. The ADU should be self-sufficient with its own electrical, plumbing, and mechanical systems.

ADDRESS: ADUs must have a separate entrance from the main house. If the ADU is designed to be a part of the main house, then the ADU should be considered an addition to the main house.

TODH-ADU: This is a Tiny Dwelling House on wheels and is a Permanent ADU under the California Building Code. ADUs may be on a permanent foundation.

DISCLOSURE
If you plan to rent out your ADU, be sure to disclose this to your tenants. This includes obtaining a lease agreement and ensuring that all necessary permits and applications are in place.

DESIGN AND CONSTRUCTION
TRANSITION: A modular design is often used for ADUs. This design allows for easy installation and integration with the rest of the structure.

UNIVERSAL DESIGN: This type of design allows for easy access, with disabilities and the elderly in mind. This is a great design for ADUs.

END-ADU: This is the same as a permanent ADU, except it is a Temporary ADU. This design is often used for ADUs that are intended to be temporary homes for the elderly or disabled.

CONSTRUCTION: The construction of ADUs is often done using modular materials. These materials can be easily installed and are often used for ADUs.
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For more information:
www.folsom.ca.us/adu