

Accessory Dwelling Unit

SCLH ARC Application and Checklist 01

Accessory Dwelling Unit, (ADU) Junior Accessory Dwelling Unit, (JADU)

Checklist 01

An ADU is an accessory dwelling unit which provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, sanitation, and outside entrance.

- Detached: The unit is separated from the primary structure.
- Attached: The unit is attached to the primary structure.
- Junior Accessory Dwelling Unit (JADU) is within an existing single family residence with permanent independent living facilities including sleeping, eating, cooking, and outside entrance within the unit.

Specific requirements and restrictions established by the State of California's Department of Housing and Community are listed in the ADU handbook, (updated July 2022). Additional Placer County and/or the City of Lincoln requirements and restrictions may apply. The City of Lincoln Building Department must be consulted and permits issued in order to create an ADU or JADU on your property.

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

Owner's Name(s): _____ # Years Resident: _____

Property Address: _____

Phone: _____ Alternate Phone: _____ Email: _____

Property Type: Golf Course Lot Open Space Lot Interior Lot Corner Lot

PLEASE READ BEFORE SIGNING: The undersigned acknowledges that if any work performed does not conform to the CC&Rs or the Design Guidelines, they will be liable for all costs to bring the work into compliance. When the work is completed, a "Notice of Completion" form, with photographs of the completed project will be submitted to the ARC.

PROPERTY OWNER SIGNATURE

DATE

This checklist must be completed and signed by the Owner, submitted with (2) copies of all documents, including Plot Plan showing the area of work and current color photo of the home's front elevation and areas of work

FOR USE BY ARCHITECTURAL REVIEW COMMITTEE (ARC) ONLY

- APPROVED:** as noted in comments below and/or on the accompanying drawings and documents.
- INCOMPLETE:** is lacking details or important information and reapplication is required before starting any work.
- DISAPPROVED:** does not conform to the CC&Rs or Design Guidelines and NO WORK MAY BEGIN.*

ARC Comments: _____

Date Reviewed: _____

ARC Signature _____ ARC Signature: _____

ARC approval of proposed changes is valid for one (1) year as stated in the SCLHCA CC&Rs Section 5.05.

*Note: Reasons for denial must be specifically stated. If a proposed change is disapproved, the applicant is entitled to reconsideration by the association's board of directors at an open meeting of the board as stated in Civil Code §1378.

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OWNER CHECKBOXES (Must be filled in or noted N/A)

Brief Project Description _____

Accessory Dwelling Unit, (ADU)

Required Documents & Samples

- Detailed site plan, floor plans, elevations, building sections and construction details, (elevation must show how any addition relates to the existing home's full elevation)
- Manufacturer's catalog information on all visible accessories. (Shutters, Doors, etc.)
- Exterior paint or finish colors.
- The architectural design conforms to the style, scale, detailing, materials used, and color of the original house and it complements the neighborhood architecture.
- All materials used will match the composition, type and method of attachment used in the original construction.
- The setbacks for new construction of an ADU are four feet (4') from side and rear property lines. If the structure is detached from the main house it must be at least four feet, (4'), from the main house..
- The height of the addition is not to be higher than the highest original roof line of the house.
- A detached ADU must be less than 1200 square feet. An attached ADU can not exceed fifty percent, (50%), of the existing houses square footage.
- The Lot drainage is unaffected by the addition or has been adjusted to provide adequate drainage.
- The quality of the workmanship will be equal to or exceed original construction standards.
- This project requires a permit from the City of Lincoln.

Junior Accesory Dwelling Unit, (JADU)

- A common bathroom is allowed.
- A cooking facility with appliances that do not require electrical service greater than 120 volts or natural gas.
- The minimum size is 150 square feet with a maximum of 500 square feet.
- Outside entrance door for JADU must be shown on plan with location, style and color.
- This project requires a permit from the City of Lincoln
- The timeline for completion of either dwelling unit is within 180 calendar days from the start of work and must be completed before the one-year application approval period expires

Planned Completion Date: _____