



ACORN ADU



OLIVE ADU



Accessory Dwelling Units

Quick Guide on Design,
Planning, and Permitting

Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) are a secondary, residential dwelling unit that provides living facilities for one or more persons including provisions for living, sleeping, eating, cooking, and sanitation. ADUs are a great addition to your home and can be used for family, friends, caregivers, or as long-term rentals. ADUs & JADUs can be established within an existing dwelling or accessory structure, and an ADU can be developed through new construction on your property.

TYPES OF ADUS

Detached



Detached ADUs are new construction that are detached from an existing or proposed primary dwelling and provides full living amenities. The County has Pre-Designed ADU Plans for Detached, New Build ADUs.

**See the backside of pamphlet for more information on Tehama County's Pre-Designed ADU Plans*

Attached



Attached ADUs are attached to or located within an existing or proposed primary dwelling and are generally new additions. Living, cooking, and sanitation facilities are separate from the primary dwelling.

Conversion



Conversion ADUs are existing Detached or Attached accessory structures (garages, storage, etc.) that are converted to an ADU with full living amenities separate from primary dwelling.

Junior ADUs



Junior ADUs (JADUs) are smaller units (500 ft² max.) and is a converted space (garage, extra room, etc.) contained entirely inside the primary dwelling. A JADU includes an efficiency kitchen, and can include separate sanitation facilities or can share sanitation facilities with the existing dwelling.

Permits & Application Process

Planning

1. **RESEARCH YOUR PROPERTY:** ADU's are permitted in all zones that allow residential use. Contact the Planning Department to verify if an ADU is allowed on your property.
2. **FILL OUT COUNTY APPROVED PLOT PLAN:** Applicant will need to acquire 6 steps of approval on county Plot Plan (visit Planning Department to begin process)
3. **SELECT A PRE-APPROVED PLAN:** The Building Department will have an application that needs to be filled out along with other necessary forms (see below). See our website or visit us in person to view our 3 pre-approved - County specific plans.
4. **PLAN CHECK REVIEW:** Staff will review the completed application along with all other necessary documents (site plan, utility plan, truss calcs, energy (HERS) documents, soils, etc.) A reduced plan check fee will be applied.
5. **ADDITIONAL DOCUMENTS REQUIRED:** Deferred submittal at plan intake will be PV (if required), Energy Calcs, Fire Sprinkler Plans (Fire Marshal)
6. **ADDITIONAL DEPARTMENT NEEDS:** Consult with Environmental Health Department, County Fire Marshal, Planning Department, and Public Works for additional information needed. (*see step 2 above*)

Building Permits

Submit an application with an approved Plot Plan for the County's review process in person or submit an electronic application through our online portal (visit [Tehama County Building Department online](#) to access the portal)

Application Checklist:

- ☐ Approved Plot Plan Application
- ☐ Building Permit Application
- ☐ Select ADU Plans and submit online
- ☐ Site Work/Utility Plans (if needed see Public Works Dept.)
- ☐ Site Conditions may require additional Civil Plans for changes to foundation system
- ☐ Pay for Fees & Permits

*Additional application requirements and permits (CEQA, FEMA, etc.) may be required if you are located in a Flood Zone. Speak with a member of Staff for more information on these requirements affecting your application.

DEVELOPMENT STANDARDS

Architectural Compatibility

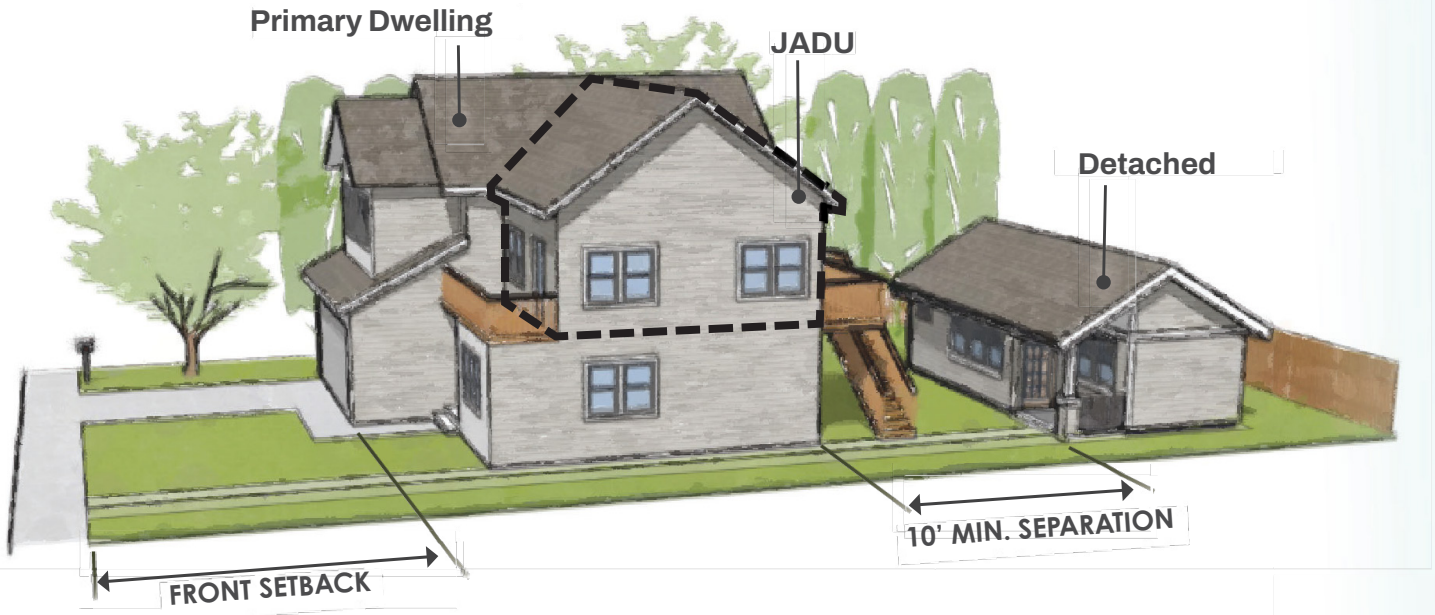
Exterior colors and materials need to match the primary dwelling unit and surrounding neighborhood.

Parking

JADUs cannot eliminate parking for primary dwelling without a requirement to replace parking or get approved for parking exceptions

Landscaping

Landscaping for the ADU site may be required to comply with Wildland Urban Interface.



	Detached	Attached	Conversion	JADU
Building Separation	10' min.	N/A	N/A	N/A
Setbacks (Minimum)	4' - Interior Side 4' - Rear All other setbacks determined by Zone District	4' - Interior Side 4' - Rear All other setbacks determined by Zone District	N/A	N/A
Maximum Size	1200 ft ² for studio & 1-bedroom units; 1200 ft ² for 2 or more bedrooms	50% of main dwelling ft ² , plus allowed 150 ft ² new addition for ingress/egress	N/A	500 ft ²
Parking Requirements	No additional parking required	No additional parking required	No additional parking required. Replacement parking is not required for displaced parking.	No additional parking required. Replacement parking is required for displaced existing parking

Development Standards for ADUs shall comply with all zoning regulations and property development standards of the district in which it is located.

More ADU Information...

- ✓ A Building Permit is required for all ADU applications.
- ✓ ADUs can be constructed as long-term rental units.
- ✓ ADUs are permitted in all zoning districts allowing single-family or multifamily use.
- ✓ ADUs can be developed with existing or proposed dwellings.
- ✓ For a JADU within a primary dwelling, Owner Occupancy is required in either dwelling.
- ✓ Single-family residences may have up to one ADU and one JADU.
- Vacation unit rentals/Short term rentals (less than 31 days) are not allowed.
- Mobile homes are not allowed as ADUs.

Pre-Designed ADU Plans

For New-Build, Detached ADUs

The County of Tehama offers Pre-Designed ADU plans to assist property owners with the design, permitting, and construction of ADUs. Plans are easy to use for property owners and help county staff streamline the review process!

While these plans are considered 'Permit-Ready,' additional site specific information of your property will need to be included with your application. Work with a local contractor and ask a member of the Building Department to learn more.

1. Determine the model of your ADU with our pre-designed and pre-approved plans. Choose from our Olive, Acorn, and Fig units.

2. Optional mirrored floor plans or attached garages.



OLIVE ADU 1200 FT2



Acorn ADU 749 FT2

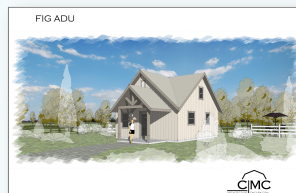


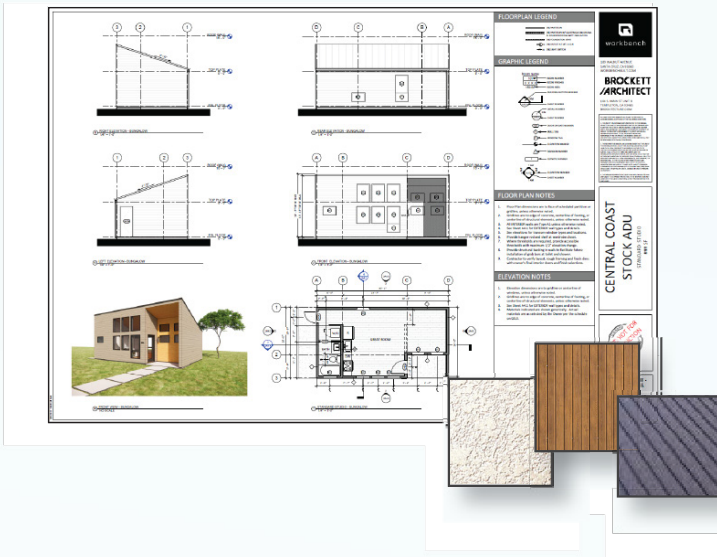
FIG ADU 484 FT2



3. Select your ADU design elements from the pre-designed material styles. There are options for roofing, siding, windows, etc.

4. Using a property survey, create a Site Plan that shows ADU placement with required setbacks and existing structures.

5. Provide site specific information including boundaries, easements, topography, and other required information. Septic, Solar, and Fire Sprinkler plans may also be required.



Tehama County Building Dept.
444 Oak Street
Red Bluff, CA 96080
Phone: 530-527-7002

County Resources

Building Department Website: www.tehama.gov

Planning Department: www.tehama.gov/planning

Permit Portal: tehamacountyca.viewpointcloud.com

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CMC 1200 ADU

NARRATIVE:

This generously sized three bedroom ADU, has a large kitchen, dining nook and inviting front porch. Amenities include a laundry closet for a full size washer and dryer, ample storage space and vaulted ceiling in the primary bedroom. Shown in stucco siding with pop-out dining and eave wrap details this ADU gives nod to early American architecture. One option offers an oversized single car garage.

ADU DESIGN FEATURES:

- 1,200 Square feet of interior living space
- 64 Square feet of covered front porch
- 3 bedroom, 2 bathroom with laundry area
- Option for oversized attached single-car garage (18' x 22')



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CMC 749 ADU

NARRATIVE:

Designed with connection to the outdoors in mind, this ADU has covered porches on both the front and rear, with direct access to the exterior from both bedrooms. Dutch gable roof on both sides and knee braces gives a detailed rustic finish. Packed full of details on the interior, this ADU has a stackable laundry closet, large corner pantry and kitchen island.

ADU DESIGN FEATURES:

- 749 Square feet of interior living space
- 336 Square feet of covered porches (front and rear porches)
- 2 bedroom, 1 bathroom with stackable laundry
- Option for oversized attached single-car garage (18' x 22')



FIG

CMC 484 ADU

NARRATIVE:

The double gable roof lines of this ADU are sure to catch some attention, as is the timber front porch entry. While compact in size, this ADU exudes style and flexibility. Omit the non-bearing wall between the bedroom and living space and extend the vaulted ceiling, for a spacious studio ADU. For a sleeker exterior, substitute a stucco finish and utilize the traditional trussed front porch option.

ADU DESIGN FEATURES:

- 484 Square feet of interior living space
- 1 bedroom, 1 bathroom with stackable laundry
- Timber Truss Entry Porch

