



City of Banning

Department of Planning
99 E Ramsey Street, P.O. Box 998
Banning, California 92220
(951) 922-3125

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

Per Banning Municipal Code Chapter 17.08.100

What is an Accessory Dwelling Unit (ADU) and a Junior Accessory Dwelling Unit (JADU)?

Accessory Dwelling Unit (ADU) is an “accessory” attached or detached dwelling that is located on a residential zoned parcel with an existing primary dwelling. Residential zones are *R/A, R/A/H, RR, RR/H, VLDR, LDR, MDR, HDR, MHP. With very few exceptions, ADU's are permitted in commercial zones.

Junior Accessory Dwelling Units (JADU) are units that are entirely contained within an existing or proposed single family residence.

Types of ADUS can include:

- Detached, Attached, Conversion and Junior ADU options
 - Conversions or interior alterations of existing structures
 - Storage rooms, passageways, attics, basements, garages, etc.
 - Existing non habitable areas
 - Demolition and reconstruction of existing structures.
 - Garage conversions

Development standards vary depending on ADU/JADU type:

ADU:

- Detached minimum 220 sq ft and maximum 1,200 sq ft.
- Attached minimum 220 and maximum 800 sq ft (50% of primary unit sq ft or less).
- Include independent living facilities that consists of permanent provisions for eating, sleeping, cooking and sanitation.
- Exteriors designed to match the primary residence.
- Direct exterior access.
- State law minimum rear and side yard setbacks of 4 feet and 5 feet rear and side yard setbacks under California Residential Building Code.
- Maximum height of 16 feet (top of roof line).

JADU:

- Shall be a maximum of 500 sq ft.
- Must meet efficiency kitchen standards consisting of cooking facility with appliances, food preparation counter and storage cabinets.

- May share sanitation facilities with primary unit.
- Must provide private access door.
- Either the JADU or primary residence is to be owner occupied.

Development Highlights:

- If primary unit has fire sprinklers, the ADU is also required to have fire sprinklers.
- Shall not be rented for periods less than 30 days.
- Shall have adequate water and sewer lines.
- No replacement parking or off-street parking is required.
- HOAs cannot prohibit ADUs.

Utilities:

- May be shared or may be separate (hook up fees apply for separate systems).
- If sewer is available, all structures must connect.

Fees:

- Administrative Address fee \$125.
- School fees on units over 500 sq ft.
- No Development Impact fees if the ADU is less than 750 sq ft.
- Impact fees on units over 750 sq ft.

Process:

- Submit Site Plan, Elevations, Materials and Floor Plan to Planning Division for review and approval.
- Planning will issue a new address for the ADU prior to submitting to Building and Safety for a Building Permit.
- Plan review length is 6 months from time plans are submitted. Extensions may be granted at the Building Officials Discretion.
- Plan check fees are based on valuation of project and square footage of ADU/JADU.

Please contact City of Banning Planning Department at (951) 922-3125 or by email at CD@banningca.gov for additional information.



BEFORE YOU SUBMIT

Separate Address for the ADU – Planning Dept 951-922-3125

- A new address assignment for the ADU is required PRIOR to plan check submittal. See Planning Dept.
- All plans should reference the new address for the ADU.
- A new address is required for separate mailing by the United States Postal Service.
- A new address is required for separate gas and/or electric utility meters. Southern California Gas and Banning Electric WILL NOT set an additional meter for an existing billing address. Contact the respective utility agency for questions regarding new meters.
 - BEU 951-922-3260
 - So Cal Gas 1-800-427-2200

Water and Sewer Services – Water Resources 951-922-6296

- Prior to finalizing your plans for submittal, it is important to determine if you will need to upsize your main water line or your main sewer line. The number of all plumbing fixtures that will be feeding into the existing water and sewer lines for your property may be impacted by the addition of bathrooms, kitchens, laundry rooms, etc.

Electrical Services – Banning Electric 951-922-3260

- A separate meter is required for the electrical utilities.

Gas Services – So Cal Gas Company 800-427-2200

- If a separate gas meter is not proposed, it is important that you determine the capability of your existing gas line to provide enough gas pressure to any additional gas outlets that may be a part of your ADU development such as gas stoves, gas water heaters, gas furnaces or gas wall heaters. In some cases, a separate meter may be required.
- It is recommended you consult with So California Gas prior to determining how the utilities will be set up at your property and any costs involved before you finalize your plans for submittal. They can provide you with cost information and availability of services.

Zoning Standards - Planning 951-922-3125

- Contact Planning regarding applicable development standards including, but not limited to, setbacks, building height, lot coverage, unit size, etc.
- For ADUs proposed in Historic Districts, a Major Certificate of Appropriateness approved by the Historic Preservation Commission may be required.
- For ADUs that do not meet the established development standards, A Conditional Use Permit approved by the Planning Commission may be required.



WHAT TO SUBMIT

Contact the Building & Safety Department at (951) 922-3120 for any additional information regarding plan check submittals.

GENERAL:

- An initial plan check submittal will consist of complete sets of plans.
- Plans will be required to include the following elements:
 - Drawn to the scale indicated on the plans.
 - Permanent copies shall be submitted, *not drawn with pencil*.
 - Signed by the individual responsible for drawing the plans.
 - Plans prepared by professionals shall bear the seal and wet signature of the professional

TITLE SHEET:

- Include a comprehensive scope of work on the Title Sheet.
- If requesting separate utility meters, indicate on permit application and in scope of work.
 - Contact applicable utilities directly for separate permitting requirements.

SITE PLAN:

- Required even if the ADU is entirely within the envelope of existing home, and should include the following:

<input type="checkbox"/> Owner's name and address	<input type="checkbox"/> Contractor's name and address
<input type="checkbox"/> Site Address	<input type="checkbox"/> Assessor's Parcel Number (APN)
<input type="checkbox"/> Legal Description of Property	<input type="checkbox"/> Lot size
<input type="checkbox"/> Distances between Structures	<input type="checkbox"/> Lot Coverage Calculations
<input type="checkbox"/> Percentage of lot landscaped	
<input type="checkbox"/> Indication of Type of Proposed ADU <ul style="list-style-type: none"><input type="checkbox"/> Detached, attached (Addition), or Interior (Repurposed/Converted Existing Space)	
<input type="checkbox"/> Locations of Property Lines, Exterior Walls/Fences, and all recorded Easements	
<input type="checkbox"/> Setbacks from Property Lines to all Existing and Proposed Structures	
<input type="checkbox"/> Locations of All Existing or Proposed Utility Easements, Services, and Connections	
<input type="checkbox"/> In some instances, a Topographic Survey, Grading Permit, and/or Geotechnical Report may be required. See the Building and Safety Department for more information.	

FLOOR PLAN:

- Provide floor plans of both the principal residence and the proposed ADU with all rooms and areas labeled with their respective uses.
- Provide the size and location of all headers, doors and windows.
- Label and depict all kitchen and bathroom equipment/components.
- Include the location and descriptions of any rough in facilities (e.g., preliminary plumbing, electrical and/or mechanical building materials such as mechanical ducts, electrical circuits/outlets, gas lines/outlets and water and waste lines for future kitchen and/or sanitation improvements without making any final connections).
 - Rough-ins shall not be permitted if the installation triggers another building use that is not allowed on the property under review.

WHAT TO SUBMIT (CONTINUED)

ELEVATIONS:

- Provide to-scale elevations of all sides of the main residence and the proposed ADU depicting all openings as well as exterior finishes, veneers, planters and roof coverings.
- Show the location of doors, windows, chimneys, and attic vents.
- Dimension the maximum heights of all structures on the lot.
 - Use North, South, East and West Identifications
- If the ADU will be in a new detached structure, include photos of the primary residence for architectural context.
- Identify all construction materials, finishes and colors.

ROOF PLAN:

- Plans are required to demonstrate how the project ties in with the existing roofing of main dwelling, HVAC, and flashing requirements.
 - Provide cross sectional elevations, indicating all the necessary components (such as roof layout and materials).
- Indicate on the plans that roofing materials will match those of the primary structure.
- Roof eave dimensions.
- Roof pitch (3:12 min.)

FOUNDATION PLAN:

- Show the location of all footing and masonry walls.
- Provide cross sectional details of the footings, showing:
 - Distance between Natural Grade
 - Height above Adjacent Grade
 - Hold Down Bolts
 - Anchor Bolt size and spacing
 - Reinforcements as required by the soils report, if any

FINISH SCHEDULE:

- Show the wall, ceiling, and floor finishes.
- Identify the U-factor and SHGC of the proposed windows.

ENERGY:

- Include both Title 24 calculations and compliance forms for energy conservation documentation.
- Show the location and size of the water heater(s), furnace, and air conditioning units.
 - State whether you are tying into the existing system or adding a new system.

SMOKE ALARMS:

- A Smoke Alarm and Carbon Monoxide Detector are required to be installed on the ceiling or wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping and on each story.
 - The smoke alarms may be solely battery operated when installed in existing residences.

Department Contact Numbers:

- Building and Safety – (951) 922-3120
- Public Works – (951) 922-3130
- Water Resources – (951) 922-6296
- Planning – (951) 922-3125
- Riverside County Fire – (951) 922-3169