

Before the Board of Supervisors County of Placer, State of California

In the matter of:

An ordinance to amend Placer County Code,
Chapter 17, Section 17.04.030; Section
17.060.050; Section 17.32.010; and Section
17.56.200.

Ordinance No.: 6392-B

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held August 25, 2026 by the following vote:

AYES: GORE, DEMATTEI, JONES, GUSTAFSON, LONDON

NOES: NONE

ABSENT: NONE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

WHEREAS, comprehensive changes to California laws relating to the creation of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) have been enacted by the State and become effective; and

WHEREAS, in light of these changes, and specifically Government Code Sections 66310 through 66342, the proposed amendments to Placer County Code Chapter 17, as shown in Exhibit 1 ("Chapter 17 Amendments"), are intended to ensure consistency with these updated State

housing laws, promote attainable housing options, and remove barriers to the construction of ADUs and JADUs; and

WHEREAS, on June 10, 2026, staff conducted community outreach at a virtual Town Hall meeting to inform residents, gather feedback, and address questions related to the proposed amendments; and

WHEREAS, on June 25, 2026, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Sections 17.60.090 and 17.60.140 to consider the Chapter 17 Amendments and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto; and

WHEREAS, notice of the public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on August 25, 2026, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public comment from all interested parties regarding the proposed Chapter 17 Amendments; and

WHEREAS, California Government Code Section 66326 requires that any local ADU ordinance be submitted to the Department of Housing and Community Development within 60 days of adoption and California Government Code Section 66333.5 imposes the same requirement for JADU ordinances and any such ordinance inconsistent with State law is null and void; and

WHEREAS, the Board has reviewed the proposed Chapter 17 Amendments, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon; and

WHEREAS, the Board determines that the proposed amendments are statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h); and

WHEREAS, the Board finds the proposed Chapter 17 Amendments follow the applicable requirements of State law, including, but not limited to, Government Code Sections 66314, et seq. and Sections 66333, et seq., and are consistent with the General Plan, including, but not limited to, Housing Element Policies HE-A-4, HE-C-2, HE-C-3, and Program HE-27, and are in the best interests of the County; and

WHEREAS, notice of all hearings required by statute and ordinance have been given and all hearings have been held as required by statute and ordinance.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER
ORDAINS AS FOLLOWS:

SECTION 1: Placer County Code Chapter 17, Article 17.04, Section 17.04.030; Article 17.06, Section 17.060.050; Article 17.32, Section 17.32.010; and Article 17.56, Section 17.56.200, are amended with text to be removed shown in strikeout and text to be added in bold and underlined, as shown in Exhibit 1.

SECTION 2: This ordinance shall take effect and be in full force 30 days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within 15 days in accordance with Government Code Section 25124.

Exhibits

Exhibit 1 – Amendments to Placer County Code Chapter 17

EXHIBIT 1

Placer County Chapter 17 Amendments

The Placer County Code is hereby amended as follows: (Additions shown in bold and underline, deletions shown with strike-through)

Placer County Code Chapter 17, Article 17.04 – Definitions, Section 17.04.030 is hereby amended as follows:

17.04.030 Definitions of land uses, specialized terms and phrases.

"Accessory dwelling unit" and "junior accessory dwelling unit" have the same meanings as defined in the California Government Code as defined by California Government Code Sections ~~65852.2 and 65852.22~~. **Section 66313.**

"Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

"Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.

Placer County Code Chapter 17, Article 17.06 – Zoning Districts Established, Section 17.06.050 (D) is hereby amended as follows:

17.06.050 Land use and permit tables.

- D. Tables. The following tables, and the lists of allowable uses in Sections 17.06.060 et seq., contain the same requirements for allowable uses and land use permit requirements. The tables in this section are for convenience, to simultaneously show all zone districts, the uses allowed within them, and the permit requirements applicable to each use.

LAND USE TYPES	ZONE DISTRICTS																						
	RESIDENTIAL					COMMERCIAL								INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE					
	RS	RM	RM 30	R A	R F	C1	C2	C3	C P D	HS	OP	RES	MU	A P	B P	I N	I N P	AE	F F O R	O	T P Z	W	

Residential Uses																							
Accessory and junior accessory dwelling units	C	C	C	C	C	C	C		C	C	<u>C</u>	C	C					C	C				

~~C. Application Contents. The following materials in addition to other information required for a building permit application shall be submitted to the planning department:~~

- ~~1. On a lot with an existing single-family dwelling, include floor plans and elevations of the accessory and/or junior accessory dwelling unit and a representative photograph of the single-family dwelling.~~
- ~~2. Applications for accessory and junior accessory dwelling units on vacant parcels shall include elevations and floor plans for both the primary single-family and accessory and junior accessory dwelling units.~~

~~D. Timing of Permit and Construction. A permit for an accessory or junior accessory dwelling unit may be issued and the unit constructed either simultaneously with or subsequent to the primary single-family dwelling to be constructed on the site.~~

~~E. Design Standards for Accessory and Junior Accessory Dwelling Units.~~

- ~~1. Floor Area. The maximum floor area of an accessory dwelling unit attached to, or contained within the existing space of the primary single-family dwelling shall not exceed 50% of the primary single-family dwelling. The maximum floor area for an accessory dwelling unit detached from an existing single-family dwelling shall not exceed 1,200 square feet.~~
- ~~2. Outdoor Covered Area. Covered porches, decks, landing places and similar architectural features may be added to an accessory or junior accessory dwelling unit structure provided that any such covered feature is open on at least two sides and occupies an area no larger than 25% of the allowable living area of the accessory or junior accessory dwelling unit.~~
- ~~3. Appearance of Accessory Dwelling Unit. The accessory or junior accessory dwelling unit should be subordinate to the primary single-family dwelling, as well as architecturally compatible with the primary single-family dwelling (e.g., inclusive of complimentary materials, colors, and styles as the exterior of the primary single-family dwelling, including roof, eaves, windows, accents, and doors). For accessory or junior accessory dwelling units attached to a single-family dwelling, the appearance of the building should remain that of a single-family residence.~~
- ~~4. Parking Requirements. In addition to parking required for the primary dwelling by Article 17.54, one parking space per accessory dwelling unit or bedroom, whichever is less, shall be provided on-site for the accessory dwelling unit(s). Tandem parking on an existing driveway or in setback areas~~

~~is permissible. In areas subject to winter snow removal operations, new encroachments onto county-maintained roadways shall be prohibited in order to preserve available snow storage areas. No additional parking is required if the proposed accessory dwelling unit is:~~

- ~~a. Within one-half mile of a public transit stop;~~
- ~~b. Within an architecturally and historically significant historic district;~~
- ~~c. Within the existing single-family dwelling or an existing residential accessory structure;~~
- ~~d. In an area where on-street parking permits are required but not offered to the occupant of the accessory dwelling unit;~~
- ~~e. Within one block of a car share vehicle pick-up location;~~
- ~~f. A junior accessory dwelling unit; or~~
- ~~g. Converted from a garage, carport, or other covered parking space, or if a garage, carport, or other covered parking space is demolished in conjunction with the accessory or junior accessory dwelling unit construction.~~

~~Notwithstanding Section 17.54.130(B) (Resolution of conflicts), parking for accessory or junior accessory dwelling units in Squaw Valley shall be subject to the parking requirement stated in this section.~~

- ~~5. Building Code Requirements. Local building code requirements apply to detached dwellings as appropriate. However, accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. Adds must meet building and fire safe standards.~~

- ~~F. Occupancy and Ownership. No accessory or junior accessory dwelling unit may be sold or conveyed separately from the primary single-family dwelling. On parcels with an accessory or junior accessory dwelling unit, rental of the accessory dwelling unit for 30 days or less is prohibited.~~

~~For properties with a junior accessory dwelling unit, the single-family residence containing a junior accessory dwelling unit must be owner-occupied, either in the remaining portion of the structure or in the junior accessory dwelling unit, unless the owner is a governmental agency, land trust, or housing organization. The owner of a junior accessory dwelling must record a deed restriction in a form acceptable to the county that runs with the land and restricts the size and attributes of the junior accessory dwelling unit to those allowable by state law and~~

~~the Placer County Code. The recorded deed must be filed with the county immediately after recordation.~~

~~G. General Development Requirements.~~

- ~~1. The addition of an accessory or junior accessory dwelling unit shall not cause a parcel to exceed the allowable density of the site. Accessory and junior accessory dwelling units are a residential use that is consistent with the existing General Plan and Zoning designation for the lot. Accessory and junior accessory dwelling units shall conform to the requirements of the applicable zone district unless more permissive standards are established in this section, and are subject to residential construction fees and charges, unless exempted by County Code.~~
- ~~2. No setback shall be required for an accessory or junior accessory dwelling unit that is converted from or constructed in the same location and to the same dimensions as an existing, permitted structure (where no expansion is proposed). A setback of four feet from the side and rear lot lines shall be required in all other instances.~~
- ~~3. The height limit for accessory and junior accessory dwelling units is established by the applicable zone district but shall not be less than 16 feet.~~
- ~~4. Junior accessory dwelling units must be constructed within the walls of a proposed or existing single-family residence, must have a separate entrance, and must have a cooking facility with appliances, a food preparation counter, and storage cabinets reasonably sized in relation to the unit.~~
- ~~5. Pursuant to Section 13.12.150, the construction of an accessory or junior accessory unit may necessitate a new or separate connection between the unit and the sewerage system. This determination will be made by the engineer. If a public sanitary sewer is not available, then the on-site sewage disposal system shall be designed in compliance with Placer County Code Article 8.24 (County Wastewater Regulations).~~

~~H. Deed Restriction for Affordability. To qualify for fee exemption under this section, an accessory or junior accessory unit must be restricted for affordability as verified by the county housing specialist and in accordance with current State Department of Housing and Community Development requirements. Verification must be rendered in writing from the planning division to the building services division prior to the issuance of any permits.~~

~~I. Number of Units.~~

- ~~1. No more than one junior accessory dwelling unit shall be allowed per residential lot within a single-family dwelling.~~
- ~~2. No more than one detached accessory dwelling unit shall be allowed per parcel with a single-family primary dwelling.~~
- ~~3. No more than two detached accessory dwelling units shall be allowed per lot with a multifamily dwelling, and such units are subject to a 16-foot height limit.~~
- ~~4. At least one accessory dwelling unit is allowed within an existing multifamily dwelling. The total number of accessory dwelling units allowed within a multifamily dwelling shall not exceed 25% of the number of existing multifamily dwelling units.~~

A. Purpose. The purpose of this section is to implement the requirements of California Government Code Sections 66310 through 66342 to provide for the creation of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in a manner that will help support the development of affordable housing and protect the health, safety, and general welfare of the residents of Placer County.

B. Definitions.

- 1. For the purpose of this section, the following terms shall have the same meanings as those found in Government Code Section 66313.**
 - a. **“Livable space”**
 - b. **“Living area”**
 - c. **“Public transit”**

C. Permitting, Fees, and Application.

- 1. Application Contents.** The following materials, in addition to any other information required for a building permit application, shall be submitted to the planning department:
 - a. **Floor Plans and Elevations.** Floor plans and elevations of the proposed ADU and/or JADU, drawn to scale, sufficient to verify the proposed unit's layout, size, entrances, and compliance with all applicable objective standards.
 - b. **Site Plan.** A site plan meeting the published Placer County site plan requirements.

2. Permit Processing . Applications for ADUs and JADUs shall be reviewed pursuant to Section 17.06.040, and in compliance with Government Code Sections 66310, et seq., as applicable.
3. Utility Connections, Services, and Impact Fees. Any utility connections and impact fees required for an ADU and/or JADU shall comply with Government Code Section 66311.5 and/or Section 66338.

D. Types of Accessory Dwelling Units

1. State Exempt ADUs. State-exempt ADUs are those units which meet the criteria contained in Government Code Section 66323. An application for a building permit within a residential or mixed-use zone shall be ministerially approved for state exempt ADUs and JADUs pursuant to Government Code Section 66323.
2. Non-State Exempt ADU. Non-state exempt ADUs are those units that do not meet the criteria contained in Government Code Section 66323. Non-state exempt ADUs larger than 800 square feet and/or ADUs attached to the primary structure (e.g. additions), shall comply with the following development standards:
 - a. One ADU shall be allowed on a lot with a proposed or existing primary dwelling unit that is zoned to allow single-family or multifamily residential use.
 - b. If there is an existing primary dwelling, an attached ADU shall not exceed fifty percent of the total floor area for the primary dwelling, but in no case shall the ADU's livable area be less than 800 square feet.
 - c. An ADU shall not exceed 850 square feet of livable space or 1,200 square feet of livable space if the ADU provides more than one bedroom.
 - d. No new setbacks shall be required for an ADU that is converted from an existing structure or a new ADU that is constructed in the same location and with the same dimensions as an existing structure.
 - e. The ADU shall meet the requirements of Government Code Section 66321.

- E. General Provisions for JADUs. JADUs shall comply with all applicable requirements contained in Government Code Sections 66333 through 66339.5, including the recordation of a deed restriction in accordance with Government Code Section 66333.**

F. General Standards for all ADUs

1. Development Standards

- a. The allowable height of an ADU shall not exceed the minimums established by Government Code Section 66321.
- b. Each ADU shall meet the standards set forth in Government Code Sections 66314 through 66323, as applicable.

2. Calculation of Livable Space

- a. The following areas shall be excluded from ADU and JADU square footage calculations:
 - i. Exterior walls;
 - ii. Interior demising walls separating an ADU or JADU from the primary dwelling unit;
 - iii. Enclosed chases for HVAC ducting;
 - iv. Enclosed chases for other utilities; and
 - v. Utility closets dedicated solely to equipment (e.g., water heater, furnace, washer/dryer).
 - b. The following limits on excluded space apply by unit type:
 - i. JADUs: Excluded space shall not exceed 25 percent of the gross square footage of the JADU, or 125 square feet, whichever is greater.
 - ii. ADUs: Excluded space shall not exceed 25 percent of the gross square footage of the ADU, or 300 square feet, whichever is greater.
 - c. For purposes of calculating the square footage of livable space, areas shall include, but are not limited to bedrooms, bathrooms, kitchens, laundry rooms, closets, hallways, interior stairs, and other areas intended for human habitation as determined by the planning director.
- 3. Parking. Unless exempted by California Government Code Sections 66322 or 66323, one parking space is required for each ADU. A JADU shall meet the standards set forth in Government Code Section 66334.**
- 4. Rental Requirements. Unless allowed by Article 9.42, no ADU or JADU shall be rented for a period of less than 31 consecutive calendar days.**

5. Separate Conveyance. An ADU or JADU shall not be sold or otherwise conveyed separately from the primary dwelling, except as provided by Government Code Section 66341. Separate conveyance as a condominium may be authorized as provided by Government Code Section 66342.
6. Owner Occupancy. Owner occupancy requirements for ADUs and JADUs shall comply with Government Code Sections 66315 and 66333.
7. Fire and Building Code. Except for movable tiny houses serving as ADUs as specified in Section 17.56.400, all other ADUs and JADUs shall comply with the California and Placer County Building Codes (Title 24 of the California Code of Regulations and Article 15.04) and shall meet the minimum standards for fire safety as defined in the Fire Code (Title 24, Part 9 of the California Code of Regulations). Fire sprinklers shall not be required for an ADU or JADU if fire sprinklers are not required for the primary dwelling.
8. Nonconforming Conditions and Unpermitted Units. An ADU with nonconforming zoning conditions shall be treated in accordance with the provisions of California Government Code Sections 66322 and 66323.
 - a. A permit for an unpermitted ADU or JADU constructed before January 1, 2020, shall be processed in compliance with Government Code Sections 66311.7 or 66336, as applicable.