



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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COASTAL ZONE – JUNIOR ACCESSORY DWELLING UNIT (JADU) CHECKLIST

This Checklist identifies requirements for Junior Accessory Dwelling Units (JADUs) within the Coastal Zone. If **ALL** of the requirements listed below are met, a JADU may be approved with either a Coastal Development Permit Exemption (CDP Exemption) or a Coastal Development Ministerial Permit (Ministerial CDP). If a JADU does not meet one or more of the "Coastal Resource Protections" listed below, it may be approved with a Coastal Development Administrative Permit (Administrative CDP).

GENERAL REQUIREMENTS: *There are no exceptions to these requirements.*

- Only one dwelling unit (including temporary family care unit, farm labor housing, farm employee housing, but not an Accessory Dwelling Unit) exists on the parcel.
- No dwelling group or parcel clustering has been approved on the parcel.
- In Gualala Town Plan Area - NO accessory living unit exists on the parcel.
- In Gualala Town Plan Area - parcel is located east of State Route 1.
- The gross floor area of the proposed JADU is 500 square feet or less.
- The JADU is contained entirely within a legally authorized single-family dwelling.
- The JADU has a separate entrance from the single-family dwelling.
- The JADU has an efficiency kitchen as defined in MCC Section 20.308.040(B).

PUBLIC HEALTH & SAFETY REQUIREMENTS: *There are no exceptions to these requirements.*

- If JADU results in additional bedroom(s), the Division of Environmental Health has provided written confirmation of the availability and adequacy of the water system. If property is within a service district, written approval from the district specifically authorizes connection of the JADU.
- If JADU results in additional bedroom(s), the Division of Environmental Health has provided written confirmation of the availability and adequacy of the sewage disposal system. If property is within a service district, written approval from the district specifically authorizes connection of the JADU.

COASTAL RESOURCE PROTECTIONS: *Exceptions to these requirements may be granted through the Administrative CDP process.*

- JADU is located more than 100 feet from the boundary of an Environmentally Sensitive Habitat Area or is contained entirely within a legally-authorized existing or approved residential structure.
- All new development associated with JADU (well, water storage, septic improvements, parking and driveways, vegetation removal, etc.) is located more than 100 feet from the boundary of an Environmentally Sensitive Habitat Area.
- JADU is located more than 125 feet from the edge of a coastal bluff or contained entirely within a legally-authorized existing or approved residential structure.
- All new development associated with JADU (well, water storage, septic improvements, parking and driveways, vegetation removal, etc.) is located more than 125 feet from the edge of a coastal bluff.
- On parcels zoned AG or RL, development associated with JADU (wells, water storage, septic improvements, parking and driveways, vegetation removal, etc.) does not encroach beyond the existing residential development footprint onto lands suitable for agriculture.
- On parcels zoned FL or TPZ, development associated with JADU (wells, water storage, septic improvements, parking and driveways, vegetation removal, etc.) does not encroach beyond the existing residential development footprint onto lands suitable for timber production.