

Sun City Lincoln Hill ARC Application Checklist

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

Checklist 01

An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons and has a few variations:

- Detached: The unit is separated from the primary structure.
- Attached: The unit is attached to the primary structure.
- Converted Existing Space: Space (e.g., master bedroom, attached garage, storage area, or similar use, or an accessory structure) on the lot of the primary residence that is converted into an independent living unit.
- Junior Accessory Dwelling Unit (JADU): A specific type of conversion of existing space that is contained entirely within an existing single-family residence.

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

ARC CHECKBOXES

Brief Project Description _____

Accessory Dwelling Unit, (ADU)

Required Documents & Samples

- | | | |
|--------------------------|---|--------------------------|
| <input type="checkbox"/> | • 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) | <input type="checkbox"/> |
| <input type="checkbox"/> | • Manufacturer's catalog information on all visible accessories. (Shutters, Doors, etc.) | <input type="checkbox"/> |
| <input type="checkbox"/> | • Exterior paint or finish colors. | <input type="checkbox"/> |
| <input type="checkbox"/> | The architectural design conforms to the style, scale, detailing, materials used, and color of the original house and it complements the neighborhood architecture. | <input type="checkbox"/> |
| <input type="checkbox"/> | All materials used will match the composition, type and method of attachment used in the original construction. | <input type="checkbox"/> |
| <input type="checkbox"/> | 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.. | <input type="checkbox"/> |
| <input type="checkbox"/> | The height of the addition is not higher than the highest original roof line of the house, but no higher than sixteen feet, (16'). | <input type="checkbox"/> |

- Architectural projections such as roof eaves, fireplaces, box-outs, bay windows and the like are permitted to extend up to two feet (2') into the required front, rear and side yard setbacks.
- 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.

Junior Accessory 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.
- The timeline for completion is within 180 calendar days from the start of work and must be completed before the one-year application approval period expires
- This project requires a permit from the City of Lincoln

This checklist must be completed and signed by the Owner along with the Architectural Review Committee, (ARC) Application Form

Homeowner Use

Planned Completion Date: _____

Name: _____

Address: _____

Signature: _____

ARC Use Only

APPROVED _____

INCOMPLETE _____

DISAPPROVED _____

Date: _____