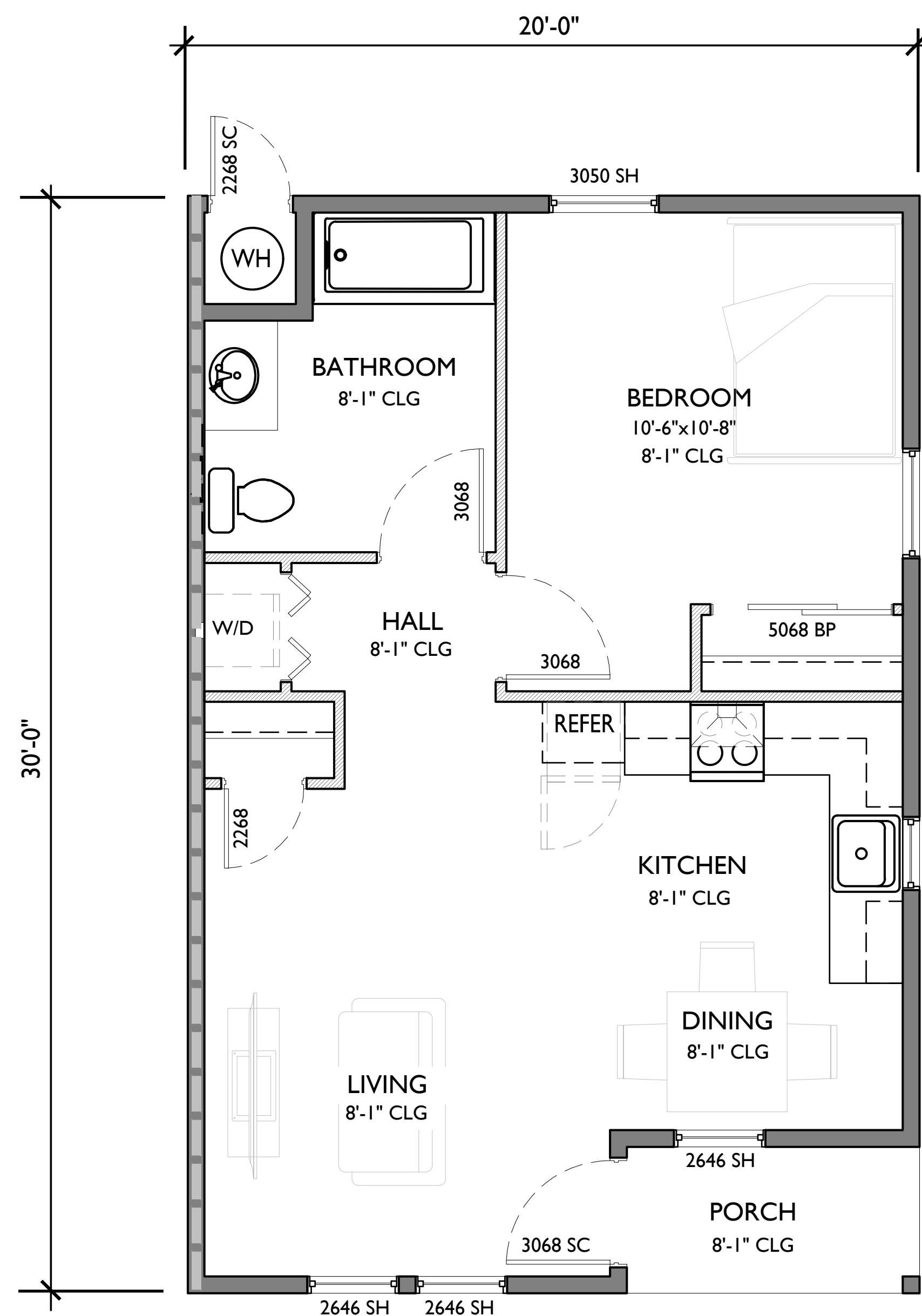
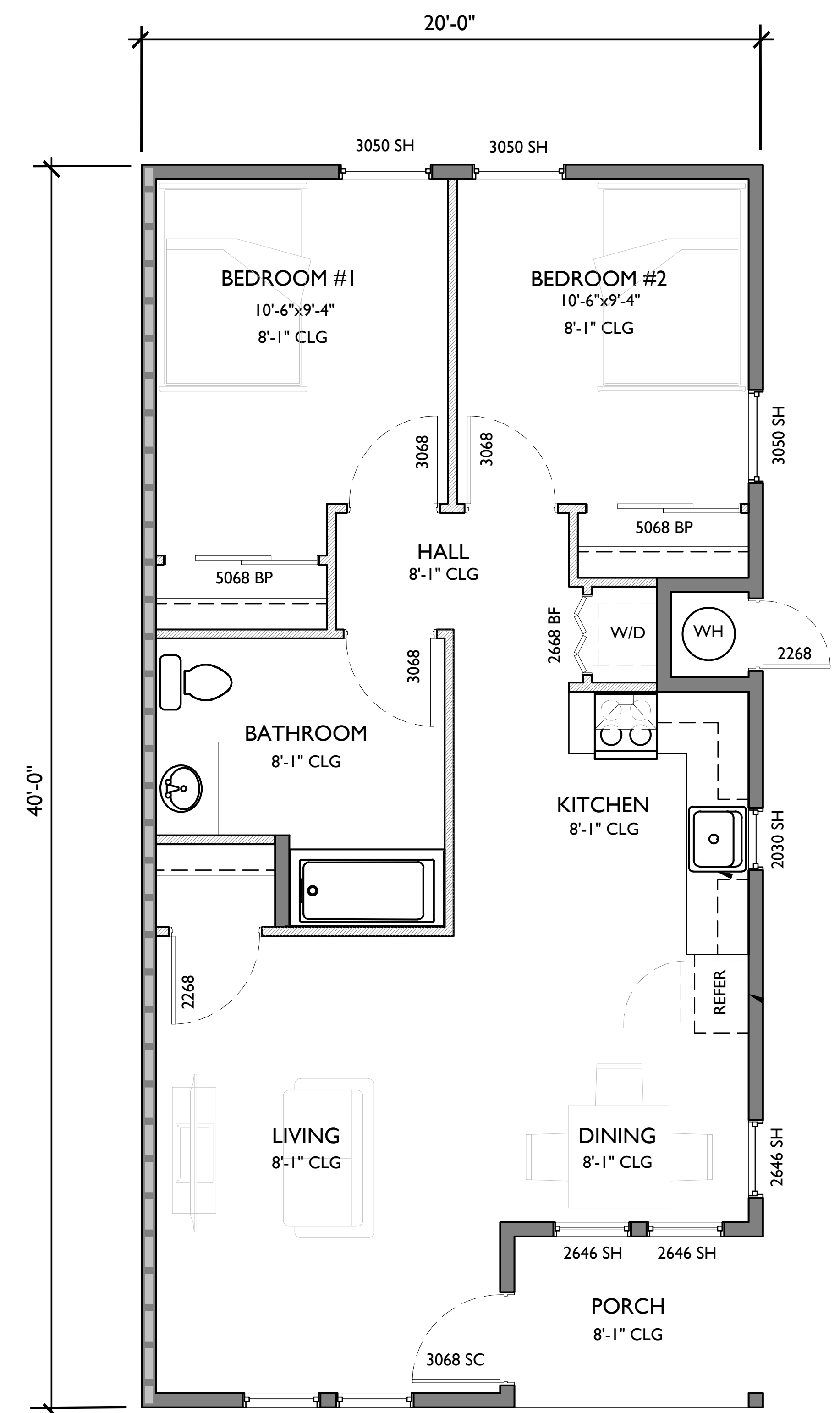


20x20 STUDIO PLAN
367 SQ. FT.



20x30 ONE BEDROOM PLAN
559 SQ. FT.



20x40 TWO BEDROOM PLAN
747 SQ. FT.

RESTRICTIONS AND REQUIREMENTS FOR USE OF THESE PLANS

1. THIS STRUCTURE MUST BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 5' FROM ALL LOT LINES, WITH THE EXCEPTION OF LEFT SIDE WALL LINE. (DETAILS OF THE LEFT SIDE WALL OPTION CAN BE FOUND ON SHELF READY ADU PLAN SHEET FSD.1)
2. THIS STRUCTURE MUST BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 4' FROM ANY RESIDENTIAL STRUCTURE (OR STRUCTURES ACCESSORY TO) ON THE SAME LOT, WITHOUT EXCEPTION.
3. THESE PLANS MAY ONLY BE USED FOR CONSTRUCTION ON LOTS WITHIN THE CITY OF SACRAMENTO AND ONLY IF ALL PROPERTY OWNERS EXECUTE A HOLD HARMLESS AGREEMENT TO THE SATISFACTION OF THE CITY OF SACRAMENTO.
4. APPLICANT IS REQUIRED TO PROVIDE A SITE PLAN AND INCORPORATE IT INTO THE PLAN SET PRIOR TO SUBMITTING PLANS.

The City has developed Shelf Ready ADU Plans for detached ADUs that can be used by any resident. These plans are also uploaded to Symbium Build to aid in your site planning. These free Shelf Ready Plans meet all the 2022 Residential Building Code requirements and are all-electric. Applicants need to submit a site plan to show where on the property the ADU will be placed. **Modifications to the Shelf Ready Plans are not allowed.**

Additional Resources:

City of Sacramento Accessory Dwelling Unit (ADU) resource center web page (adu.cityofsacramento.org)

City of Sacramento Shelf Ready ADU Plans web page (adu.cityofsacramento.org/Shelf-ready-plans)

SHELF READY ACCESSORY DWELLING UNIT PLANS