

# Pre-Approved ADU (PAADU) Frequently Asked Questions

## **Q** Are there parking requirements for ADUs?

There are no parking requirements for building ADUs at the City of Escondido.

## **Q** How many ADUs are allowed in one lot?

A property with a single-family residence may have up to three accessory dwelling units (one new, detached ADU; one ADU conversion; and one JADU). However, the amount of ADUs that can be built on a property is contingent on physical constraints and other regulations including local zoning and safety standards.

## **Q** What are the required setbacks for ADUs?

ADUs require a minimum of a 4-foot rear and side yard setback. Front yard setbacks are contingent on the underlying zone, applicants should consider surrounding topography, like slopes, as they can impact the setbacks required.

## **Q** How close can I place my ADU in relation to my primary residence?

Per Fire Safety Code, there must be a 10-foot distance between the primary residence and an ADU structure. If these minimum requirements cannot be met, then you must work with the building and fire department to include additional fire safety features into your ADU.

## **Q** Can I build a 2-story ADU with the PAADU Plans?

The PAADU plans are only for single-story ADUs. You cannot use the PAADU plans to build an ADU on top of a structure. You also cannot propose to build on top of a PAADU.

## **Q** Can I make changes to the PAADU Plans?

The size, shape, and configuration of a PAADU cannot be modified, however, applicants can make changes to select features including windows and doors.

## **Q** Is there a cost to use the PAADU plans?

The PAADU plans are free of charge and can be downloaded from the City's website ([escondido.gov/1207](http://escondido.gov/1207)).

## **Q** Can I use PAADU plans for the conversion of a space in my home, a structure on my property, or to build an attached ADU?

No, the PAADU plans are designed for new construction detached ADUs only.

## **Q** Does the PAADU program apply to prefabricated ADUs?

The PAADU program does not apply to prefabricated ADUs.

## **Q** Can I build an ADU on a property in the Old Escondido Neighborhood (OEN) or adjacent to a historic structure?

If the ADU is planned within the OEN or adjacent to a historic structure, applicants must incorporate architectural features that meet the primary structure's style. Refer to the PAADU Old Escondido Neighborhood ADU Style Adaptation Guide for guidance.

**Q Are there any requirements to live in the primary residence or ADU if I use the PAADU program?**

No, Assembly Bill 976 prohibits owner-occupancy requirements in California for ADUs. The City of Escondido will not require ADUs developed using the PAADU program to be occupied by the property owners.

**Q Would my property taxes increase if I build an ADU?**

Yes, when a new ADU is constructed, the County tax assessor will conduct a blended assessment of your property, in which the value of the ADU is assessed. Your property taxes will only increase based on the additional value created by the construction of your ADU, however, the value of the primary home is not reassessed.

**Q Can I sell or rent my ADU?**

In the City of Escondido, ADUs are not allowed to be sold separately from the main residence. ADUs can be rented, however, for no less than 30 days.

**Q Can my HOA prevent me from building an ADU?**

No, your HOA may not prevent you from building an ADU on your property. However, they may impose reasonable restrictions on the design of your ADU.

**Q What resources are available as part of the PAADU Program?**

The following materials are available to support homeowners with the PAADU permitting process:

- **PAADU Program Brochure** – introduces the PAADU Program, and previews the prototype plans available.
- **PAADU Guidebook** – provides applicants an overview of the process to develop an ADU using the PAADU Program.
- **PAADU Program Process Handout** – provides an overview of the process for developing an ADU utilizing the PAADU program.
- **Initial Considerations Checklist** – includes a list of topics to consider when initiating an ADU project.
- **ADU Options Selections Handout** – explains the options available for each ADU as part of the PAADU program and helps applicants keep track of their decisions before submittal.

---

For additional details about the program and the process to build an ADU using the PAADU program, refer to the PAADU webpage here:



[escondido.gov/1207](https://escondido.gov/1207)

