



City of Hesperia  
**PLANNING DIVISION**

## **ACCESSORY DWELLING UNIT PERMIT APPLICATION**

### **INSTRUCTIONS TO APPLICANT**

Complete the attached form as prescribed and all of the following information must be attached before the application is accepted for processing by the Planning Division.

1. **APPLICATION FEE (\$98.28).** Application must be accompanied by the appropriate filing fee. Refer to the schedule contained in the fee resolution.
2. **SITE PLAN (TWO COPIES).** The site plan shall be drawn neatly and indicate proposed and existing structures, driveway(s), building separations, setbacks, easements, public street(s), parking, and if applicable, existing and proposed sewer or septic system locations. The site plan must show all dimensions of the subject parcel and structures, and shall be submitted on paper no smaller than 8 ½" x 14" (legal size) and no larger than 24 x 36" (must be folded).
3. **FLOOR PLAN (TWO COPIES).** Provide a fully dimensioned floor plan indicating the use of each room, including the location of the kitchen and laundry facilities.
4. **ELEVATIONS (TWO COPIES).** Provide elevations of all sides of the proposed unit. If the dwelling is a modular or panelized unit, you must submit construction plans and drawings with the application.
5. **GRANT DEED.** Include a copy of the grant deed to verify ownership of the primary residence.



City of Hesperia  
PLANNING DIVISION

Date: \_\_\_\_\_  
SDU#: \_\_\_\_\_  
Receipt No.: \_\_\_\_\_  
Fee: \$91  
Automation Fee \$ 7.28  
Total: \$98.28

ACCESSORY DWELLING UNIT APPLICATION

**Applicant:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Owner of Record:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Project Site Information:**

Assessor's Parcel  
Number(s): \_\_\_\_\_

Site Address: \_\_\_\_\_

**Description of accessory dwelling unit:**

Size of unit: \_\_\_\_\_ sq. ft.

Check all that apply:

- Panelized modular structure
- Attached

- Conventional construction
- Title 25 foundation  
Manufactured home
- Detached

If manufactured home, complete the following  
(must be less than 10 years old):

Year: \_\_\_\_\_

Make: \_\_\_\_\_

Model: \_\_\_\_\_

**Method of sewage disposal:**

- Sewer Connection
- Septic System

**SIGNATURES**

I certify under penalty of perjury that I am the legal owner and occupant of the primary residence as specified herein, and that the foregoing statements, answers and information herein submitted, are in all respects true and correct.

\_\_\_\_\_  
Name (Printed)  
OWNER OF RECORD

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

OWNER OF RECORD

## **ACCESSORY DWELLING UNIT INFORMATION SHEET**

### **REQUIREMENTS FOR APPROVAL**

1. A accessory dwelling unit may only be permitted on lots within an agricultural or single-family residential designation on which there is already built one owner-occupied single-family detached dwelling unit (primary unit). The primary unit may be considered the accessory dwelling unit only if the lot can accommodate the existing and proposed structure in accordance with the provisions specified herein.
2. One dwelling unit on the property shall be owner-occupied.
3. Only one accessory dwelling unit shall be permitted on any one lot. Where planned unit or cluster development techniques are used, the total number of dwelling units permitted on a parcel may be developed on or divided between one or more sites, when total permitted net density is not exceeded, and when it can be shown that adequate access, utilities, and public safety can be provided.
4. The accessory dwelling unit shall provide complete and independent living facilities.
5. The accessory dwelling unit shall not be sold separately and may be rented.
6. The accessory dwelling unit shall have adequate water supply pursuant to specifications of the Uniform Plumbing Code.
7. Lots not connected to sewer facilities shall be a minimum of one gross acre in size.
8. The accessory dwelling unit may be either an attached or detached unit. A detached accessory unit shall not exceed seventy-five (75) percent of the area of the principal dwelling unit up to a maximum gross floor area of three thousand (3,000) square feet per structure on any parcel. Accessory dwelling units attached to the principal unit may be up to fifty (50) percent of the area of the principal unit, up to a maximum of one thousand (1,000) square feet. The area of a accessory dwelling unit is in addition to and shall not be considered as part of the allowable accessory building area authorized under Article X of Chapter 16.20. No accessory dwelling unit shall be less than four hundred (400) square feet in area. Further, a single-wide mobile home or recreational vehicle, does not qualify for use as a SDU.
9. Provision for emergency vehicle access to the accessory dwelling unit shall be addressed in the following manner:
  - a. Access roads shall be within one hundred fifty (150) feet of any portion of an exterior wall of the first story of the accessory dwelling unit and shall be measured in an approved route around the exterior of the structure.
  - b. Turning radius for emergency vehicles shall be a minimum of thirty-four (34) feet inside radius.

- c. Emergency vehicle access roads in excess of one hundred fifty (150) feet in length shall be provided with a turnaround.
  - d. Maximum grade for the access road shall be twelve (12) percent for asphalt surfaces and fifteen (15) percent for concrete surfaces.
  - e. Emergency vehicle access roads shall have an unobstructed width of at least twelve (12) feet and an unobstructed vertical clearance of at least thirteen (13) feet six inches.
  - f. Addresses shall be posted with numbers measuring a minimum of four inches in height and shall be visible from the public right-of-way. In addition, during the hours of darkness the numbers shall be internally illuminated.
    - i. In cases where the accessory dwelling unit is located more than one hundred (100) feet from the public right-of-way, additional non-illuminated contrasting numbers measuring a minimum of six inches in height shall be displayed at the property entrance.
10. The entrance to an attached accessory dwelling unit shall be separate from entrance to the primary unit and shall be installed in a manner as to eliminate an obvious indication of two units in the same structure.
  11. The maximum lot coverage provisions of the land use district shall apply.
  12. At least one covered or uncovered parking space for the accessory dwelling unit shall be provided by a minimum interior size of nine (9) feet in width and nineteen (19) feet in depth. Parking can be tandem on an existing driveway.
  13. The accessory dwelling unit shall be compatible with the design of the primary unit and the surrounding neighborhood in terms of landscaping, scale, height, length, width, bulk, lot coverage, and exterior treatment, and shall not cause excessive noise, traffic, or other disturbances to the existing neighborhood or result in significantly adverse impacts on public services and resources.
  14. The construction of an accessory dwelling unit shall not be considered when calculating minimum distance requirements for animal uses on the subject lot or on adjacent lots. The accessory dwelling unit shall require a minimum twenty-foot setback for the rear and side yards.

#### **MINIMUM CONSTRUCTION STANDARDS.**

1. Per the current California Residential Building Code, new single-family residential dwellings, including accessory dwelling units, are required to have fire sprinklers.
2. Manufactured home foundation systems shall comply with either Section 18551 of the State Health and Safety Code or California Administrative Code, Title 25, Chapter 2, Sections 1333 and 1334, which shall include tie down, clip, or anchoring systems designed by a registered civil engineer to resist lateral forces for the subject manufactured home.
3. Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic products of a similar appearance, equivalent durability and providing equivalent fire resistance shall be permitted. Metal siding, if utilized, shall be non-reflective and horizontally lapping. The exterior covering material shall extend to a point at or near grade except if an approved solid wood, metal, concrete or masonry perimeter

foundation is used, the exterior covering material need not extend below the top of the foundation.

4. The roofing material shall be of materials customarily used in the local area and shall be approved by the building official. All residential structures shall have eave and gable overhangs of not less than twelve (12) inches measured from the vertical side of the residential structure, unless overhangs are architecturally incompatible with the design of the structure as approved by the building official.
5. All entries/exits shall be completed per the current Residential Building Code.
6. Minimum floor width and depth shall each average twenty (20) feet measured from the exterior of the structure excluding garages, porches, patio, eaves, cabanas and pop-outs.
7. Utility hookups and an area to accommodate installation of a clothes washer and dryer shall be provided within the primary structure or within an enclosed accessory structure.
8. A building permit for the installation of a manufactured home not within an approved and properly licensed manufactured home development shall not be issued, if more than ten years have elapsed between the date of manufacture and the date of the application for the issuance of the permit to install such manufactured home.
9. Two sets of grading plans must be submitted to the building and safety department for all accessory dwellings, including manufactured homes as accessory dwellings.