Accessory Dwelling Unit Application Checklist

Please complete the three questions below:

1. Is your ADU 800 square feet of living space or less?  
   - [ ] Yes  [ ] No

2. Is your ADU 16 feet tall or less?  
   - [ ] Yes  [ ] No

3. Is your ADU located at least 4 feet from the side and rear property line?  
   - [ ] Yes  [ ] No

If you answered “Yes” to ALL three questions, please proceed to the ePermit Center and you can email a completed Building Permit Application to EPC@folsom.ca.us to start the building review process. No further review by the Planning Division is required.

If you answered “No” to any question above, your ADU will need to be reviewed by the Planning Division prior to submitting for a building permit. Please go to the Planning section of the ePermit Center submit a completed Design Review Application by email to PlanningEPC@folsom.ca.us.

If your ADU is larger than 800 square feet and/or taller than 16 feet, your ADU will need to satisfy the requirements of the City’s ADU Ordinance. These requirements may include:

- Design standards
- Height limits
- Lot coverage
- Privacy
- Building materials
- Scale and massing

If your ADU is taller than 16 feet, Director-level or Historic District Commission design review and approval will be required prior to submitting for a building permit.

For more information, visit: www.folsom.ca.us/adu

Questions: Contact the Planning Division at (916) 461-6202 or PlanningCounter@folsom.ca.us

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1 Building height is measured from the finished grade to the peak of the roof.
2 Buildings located less than 5 feet from the property line may be subject to additional building code requirements.