



ACCESSORY DWELLING UNIT HISTORIC STANDARDS

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Accessory Dwelling Unit Standards & Criteria

The objective standards included on the following pages are intended to provide clear design guidelines for the construction of accessory dwelling units (ADUs) within Sacramento's historic districts and on historic landmark parcels. The objective standards are drafted to support increased density while ensuring compatibility with surrounding historic resources. The following objective standards are intended to supplement existing objective design standards.



Design Principle

Maintaining and improving the design aesthetic of Sacramento's historic districts and landmarks while also allowing for new infill development. Construction of new detached ADUs shall be compatible with existing historical resources to preserve the character of historic properties while increasing density or accommodating the property owner's needs.

New ADU construction shall be carefully and thoughtfully designed to demonstrate an understanding of the property's historic context, architectural styles and features, and pattern of spatial arrangements. Inspiration shall be drawn from the defining features of the primary dwelling and/or closest contributing resource whenever possible.



Rationale for Objective Design Standards for ADUs within Historic Districts and Landmarks:

Sacramento's historic districts and landmarks serve as instrumental features of Sacramento's architectural heritage, capturing design aesthetics across different periods. As these properties face the pressing demand for housing solutions, it becomes imperative to balance preserving their unique character and accommodating contemporary needs. The objective design standards for ADUs for historic properties aim to achieve this delicate balance. By preserving the historic nature, these standards ensure that new constructions blend in with the existing architecture, safeguarding the historical character of Sacramento.



Standards for Accessory Dwelling Units (ADUs) Development Involving Historic Properties

1.0 Location. Adequate spacing facilitates adaptive reuse of existing structures while minimizing adverse impacts on historic resources. Following these standards allows ADUs to complement the neighborhood context and contribute to the historic district's overall cohesion. Here are the details for ADU placement.

- 1.1: When the ADU does not front an alley there must be a minimum of 15 feet between the detached ADU and the nearest contributing resource on the same parcel.
- 1.2: When the ADU fronts an alley there must be a minimum of 30 feet between the detached ADU and the nearest contributing resources on the same parcel detached.

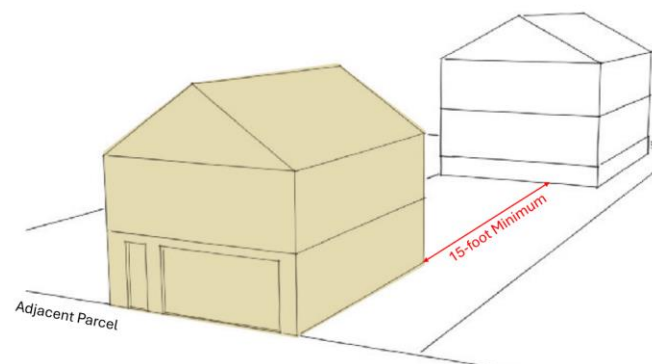


FIGURE 1: MINIMUM OF 15 FEET BETWEEN THE ADU AND CONTRIBUTING RESOURCE ON THE SAME PARCEL IF THE ADU ABUTS AN ADJACENT PARCEL

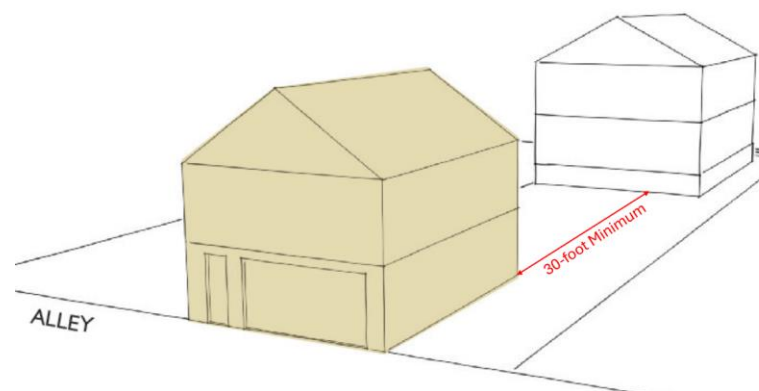


FIGURE 2: MINIMUM OF 30 FEET BETWEEN THE ADU AND CONTRIBUTING RESOURCE ON THE SAME PARCEL IF ADU FRONTS AN ALLEY

- 2.0 Size and Height Limits.** These standards aim to facilitate the responsible integration of ADUs while safeguarding the integrity and character of historic properties by prioritizing compatibility, proportionality, and contextual sensitivity. ADUs shall comply with the size and height standards set forth and the following to avoid an adverse impact on the historic property.
- 2.1** ADUs are to be no taller than 150% of any adjacent contributing resource or landmark on the same parcel or any adjacent parcel within a historic district, measured from the lowest plate height of the contributing resource or landmark.

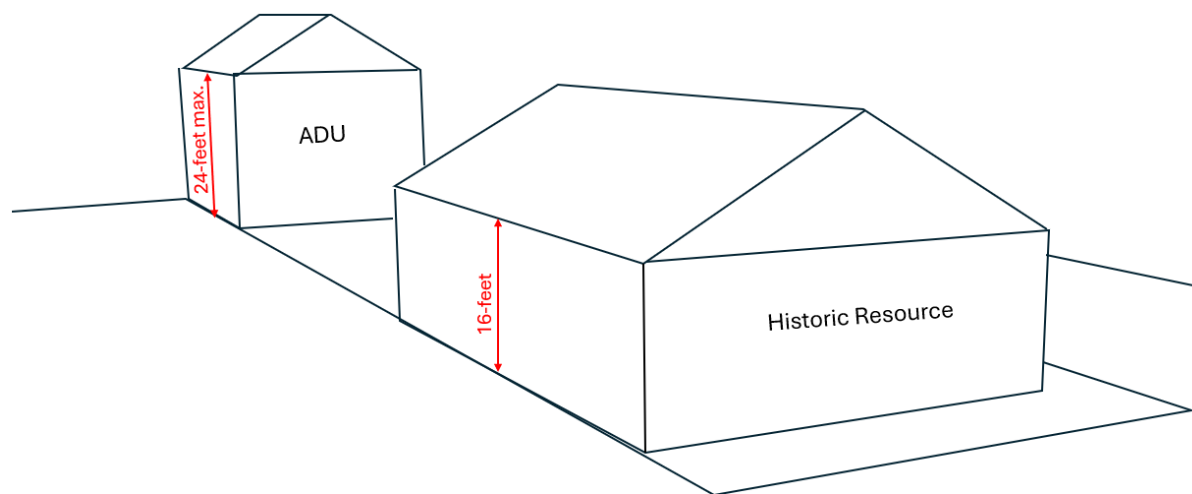


FIGURE 1: ADU MAY BE A MAXIMUM OF 150% OF THE HEIGHT OF THE HISTORIC BUILDING ON THE SAME PARCEL

3.0 Required Design Elements for New ADU Construction.

- 3.1 A minimum 1:12 slope requirement for pitched roofs.
- 3.2 Flat roofs of any kind are prohibited.
- 3.3 Wall cladding must be horizontal lap, board-and-batten, or shingle cladding.
- 3.4 New trim must have a smooth finish with no raised grain greater than 1/16 of an inch.
- 3.5 Stucco cladding is prohibited.
- 3.6 Doors must have a raised panel. Flat panel doors are prohibited.
- 3.7 Windows must be single or double-hung, hopper, or awning style.
- 3.8 Windows must not have any exposed vinyl material.
- 3.9 Windows must not have internal grids.
- 3.10 Windowsills and trim are required on all windows.

- 4.0 Other Design Elements:** Avoid introducing new architectural elements or details where they did not exist historically. It is discouraged to add new features or stylistic elements based on conjecture or that represent a different time period or architectural style than the existing property.
- 4.1 **Mechanical Equipment Placement:** All mechanical equipment must be located at ground level, or to the rear or side of the property, and must be screened from public view by landscaping or solid fencing to maintain the visual integrity of the property and surrounding area.
- 4.2 **Solar Panel Configuration:** In cases where solar panels must be installed on the roof, panels must be configured parallel to the roof plane with no overhang of the roof eave, and no alteration of the existing roof lines to ensure seamless integration with the building's design.
- 4.3 Heating and cooling air handlers shall be installed within the building envelope.
- 4.4 Ground-mounted condensers and heat pumps shall be ground-mounted.
- 4.5 Wall- or roof-mounted condensers shall be considered as a last resort and must be located so as not to be visible from the street or neighboring properties.
- 4.6 **Visibility of HVAC Equipment:** Window and roof-mounted HVAC equipment visible from the public right-of-way are prohibited.
- 4.7 Ogee Gutters are required if the ADU is located within the Central City.
- 4.8 There must not be exposed piping or conduit.
- 4.9 There must not be tuck-under parking.
- 4.10 No part of the ADU may overhang to create covered parking.
- 4.11 No new uncovered parking along an alley is allowed.
- 4.12 All exterior doors are required to have light fixtures above or adjacent to the door that does not spill light on to adjacent private properties.