CITY OF DIXON
600 EAST A ST.
DIXON, CA 95620-3697
PHONE (707) 678-7000
Building Info Building@cityofdixonca.gov

Pre-Approved ADU Program for Homeowners

Homeowners

Is a pre-approved ADU right for your property?

When considering a pre-approved ADU, homeowners should consider various characteristics of their parcel to determine if the structure can be successfully built on the property. Below are important pieces of information needed to determine if a pre-approved ADU building plan is right for your property.

Properties located in a special flood hazard area (X, D, etc.) will require the structure to be raised one foot above base flood elevation to satisfy FEMA requirements, therefore ADU height is important to consider. In Dixon, a detached ADU may be up to 16 feet in height (measured from finished grade to the highest point of the structure). However, if the detached ADU must be raised to comply with FEMA regulations, it may be up to 20 feet in height to the extent necessary to accommodate the required finished floor elevation. In this case, the unit may be required to increase the side and rear yard setbacks by one foot for every additional foot of height allowed. New detached ADUs in the FEMA Special Flood Hazard Area will require an elevation certificate. To determine if your property is in a Flood Zone go to Flood Maps | FEMA.gov

As of the date of this publication, the city of Dixon does not have any Wildland Urban Interface (WUI) areas or any required Fire Hazard Severity Zones. Future code cycles and updates to the zoning may change these requirements so it it best to contact the Dixon Fire Department at 707-678-7060.

Adequacy/ availability of services including water and sewer should be reviewed in the site planning/pre-design selection.

How to get started:

Consider the following steps as part of utilizing and building a pre-approved ADU:

Step 1: Review the pre-approved building plans

Step 2: Review plans and buildable areas (consider budget, ADU size, floorplan, possible locations on the lot)

Step 3: Select a building plan

Step 4: Contact designer/architect associated with the plans

Step 5: Hire appropriate design professions to prepare plans that incorporate site-specific information (see Site-specific ADU submittal checklist)

Step 6: Apply for building permit

Step 7: Pay fees, clear permit conditions, and obtain building permit to construct your ADU

Step 8: Obtain building inspections, including final inspection(s) from applicable Departments/Divisions, and consider rental options.

For additional information including the most recent ADU related legislation please refer to ADUHandbookUpdate located here Welcome to the Official Website of the City of Dixon, CA - Forms, Fees, and Permits