

Sun City Lincoln Hill ARC Application Checklist

Accessory Dwelling Unit, (ADU)

Checklist 01

Junior Dwelling Unit, (JDU)

An **Accessory Dwelling Unit, (ADU)**, is an attached or detached residential dwelling unit, which provides independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, sanitation and outside entrance.

A **Junior Dwelling Unit,(JDU)**, is within an existing dwelling unit (one bedroom) per unit with permanent independent living facilities including sleeping, eating, cooking, and outside entrance within the unit. This unit shall include a limited efficiency kitchen. **The is a DRAFT proposal pending final legislation per City of Lincoln.**

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

OWNER CHECKBOXES (Must be filled in or noted N/A)

ARC CHECKBOXES

<input type="checkbox"/> Brief Project Description _____	<input type="checkbox"/>

Accessory Dwelling Unit, (ADU)

Required Documents & Samples

- | | | |
|--------------------------|---|--------------------------|
| <input type="checkbox"/> | • Detailed site plan, floor plans, elevations, building sections and construction details, (elevation must show how any addition relates to the existing home's full elevation) | <input type="checkbox"/> |
| <input type="checkbox"/> | • Manufacturer's catalog information on all visible accessories. (Shutters, Doors, etc.) | <input type="checkbox"/> |
| <input type="checkbox"/> | • Exterior paint or finish colors. | <input type="checkbox"/> |
| <input type="checkbox"/> | The architectural design conforms to the style, scale, detailing, materials used, and color of the original home and it complements the neighborhood architecture. | <input type="checkbox"/> |
| <input type="checkbox"/> | All materials used will match the composition, type and method of attachment used in the original construction. | <input type="checkbox"/> |
| <input type="checkbox"/> | The setbacks for new construction of an ADU are four feet (4') from side and rear property lines. The minimum separation between a main residence and a detached ADU is five feet (5'). | <input type="checkbox"/> |
| <input type="checkbox"/> | The height of the addition is not higher than the highest original roof line of the home. Height restrictions on casita/golf cart garages may apply. | <input type="checkbox"/> |
| <input type="checkbox"/> | Architectural projections such as roof eaves, fireplaces, box-outs, bay windows and the like are permitted to extend up to two feet (2) into the required front, rear and side yard setbacks. | <input type="checkbox"/> |
| <input type="checkbox"/> | The maximum size is 1200 square feet or 50% of existing dwelling living area. | <input type="checkbox"/> |
| <input type="checkbox"/> | The Lot drainage is unaffected by the addition or has been adjusted to provide adequate drainage. | <input type="checkbox"/> |
| <input type="checkbox"/> | The quality of the workmanship will be equal to or exceed original construction standards. | <input type="checkbox"/> |

Junior Dwelling Unit, (JDU)

- | | | |
|--------------------------|---|--------------------------|
| <input type="checkbox"/> | A common bathroom is allowed. | <input type="checkbox"/> |
| <input type="checkbox"/> | A Kitchen sink with minimum waste line diameter of 1.5 inches. | <input type="checkbox"/> |
| <input type="checkbox"/> | A cooking facility with appliances that do not require electrical service greater than (120) volts or natural gas. | <input type="checkbox"/> |
| <input type="checkbox"/> | A food preparation counter and storage cabinets that are reasonable to size of the unit. | <input type="checkbox"/> |
| <input type="checkbox"/> | The minimum size is 150 square feet with a maximum of 500 square feet. | <input type="checkbox"/> |
| <input type="checkbox"/> | Outside entrance door for JDU must be shown on plan with location, style and color. | <input type="checkbox"/> |
| | | |
| <input type="checkbox"/> | The timeline for completion is within 180 calendar days from the start of work and must be completed before the one-year application approval period expires. | <input type="checkbox"/> |

This checklist must be completed and signed by the Owner along with the Architectural Review Committee, (ARC) Application Form

Homeowner Use

Planned Completion Date: _____

Name: _____

Address: _____

Signature: _____

ARC Use Only

APPROVED _____

INCOMPLETE _____

DISAPPROVED _____

Date: _____