



MOVEABLE (ADU) ACCESSORY DWELLING STRUCTURES PERMIT CHECKLIST

A moveable accessory dwelling structure (MADU) may be installed on a property with a single-family home, subject to complying with Zoning Code standards and obtaining a building permit.

A MADU is considered a type of accessory dwelling unit (ADU), but it has different and specific requirements. This checklist pertains only to MADUs.

Use this checklist to make sure your MADU project complies with the development standards of the City's Zoning Code and as a guide to the permit process. To help avoid costly mistakes, homeowners and professionals providing services on installing the MADU should read this checklist before proceeding with the project.

QUESTION	YES	NO
SECTION A. PROPERTIES THAT QUALIFY		
1. Zoning. Is the property a lot with one primary single-family home on it? > Outcome: If yes, one MADU is allowed. If no, a MADU is not allowed.		
2. Presence of other ADUs. The main dwelling may have either an attached accessory dwelling unit (ADU) or a junior accessory dwelling unit (JADU); The property may NOT have a detached ADU on it. Does the property for the proposed MADU comply with these conditions? > Outcome: If yes, a MADU is allowed. If no, a MADU is not allowed.		
SECTION B. PRELIMINARY CRITERIA The MADU must meet ALL criteria below to qualify for a building permit		
3. Qualifying Features. Is your MADU a detached self-contained unit intended for separate, independent living quarters for one household, designed and built to look like a conventional building structure, and which includes basic functional areas that support normal daily routines such as cooking, sleeping, toilet, and bathing facilities? > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.		
4. Registration. Is your MADU licensed and registered with the California Department of Motor Vehicles? Provide VIN# _____ > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.		
5. Certification. Does your MADU meet the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, and is it certified for ANSI or NFPA compliance? Note: Certification must be made by a qualified third-party inspection and the certificate of compliance must be included in submittal. See California Department of Housing and Community Development website for a list of certified third-party design approval agencies. Third-Party Design Approval Agencies California Department of Housing and Community Development > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.		
6. Towable. Is your MADU towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection and cannot move under its own power? > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.		
SECTION C. PROPERTY DESIGNATIONS & PLACEMENT ON THE LOT		
7. Easements. Does the property have a dedicated easement? Easements are described in the title report that came with the purchase of your home. > Outcome: If yes, you must comply with the requirements of the easements, which may include no construction allowed within the easement area		
8. Historic Designation. Is the property located in a Historic District identified on the California Register of Historic Resources? > Outcome: If yes, this MADU is not allowed. If no, this MADU is allowed.		

<p>9. Distance from Primary Home. Is the MADU to be located at least six feet from the primary home? > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.</p>		
<p>10. Location and Setbacks. Does the MADU location comply with these location and setback requirements?</p> <ul style="list-style-type: none"> • If a rear yard location - Minimum setback of 4 feet from any interior side or rear property line and minimum 10 feet from a corner property line • If an interior side yard location - Minimum setback of 45 feet from the front property line and minimum setback of 4 feet from an interior side property line. An interior side does not face a street, such as may occur on a corner lot <p>> Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.</p>		
SECTION D. SIZE & DESIGN STANDARDS		
<p>11. Floor Area. Is the MADU at least 150 sq. ft. and no larger than 430 sq. ft., as measured within the exterior faces of the exterior walls? > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.</p>		
<p>12. Height. Is the MADU no greater than one story and has a maximum height of 20 feet? Note: Roof height shall be determined in accordance with City of Riverside Zoning requirements. > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.</p>		
<p>13. Hidden Undercarriage. Is the undercarriage (wheels, axles, tongue, and hitch) fully screened and hidden from view from the public right of way? > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed</p>		
<p>14. Design Elements. Does the MADU incorporate all the following required design elements? Covering and trim. Materials used on the exterior of MADU shall exclude single piece composite laminates or interlocked metal sheathing. Windows and Doors. Windows shall be at least double pane glass and include exterior trim. Windows and doors shall not have rounded corners. Roofing. Roofs shall have a minimum of a 12:2 pitch for greater than 50 percent of the roof area and not be composed of wooden shingles. No Extensions. All exterior walls and roof shall be fixed with no slide-outs, tip-outs, nor other forms of mechanically articulating room area extensions. Mechanical equipment. Must be incorporated into the structure and not located on the roof. > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.</p>		
SECTION E. PARKING STANDARDS		
<p>Note: No additional parking is required for the MADU. Any displaced parking resulting from the construction of the MADU is not required to be replaced.</p>		
<p>15. Parking Pad. Will the MADU be parked on a paved or alternate pad that includes bumper guards, curbs, or other installations that adequately prevent movement of the MADU? > Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.</p>		
<p>16. Wheels and Leveling Requirements. Do the wheels and leveling or support jacks sit on a paving surface that meets either of the following criteria:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The parking area is paved with hard, durable asphaltic paving that is at least 2 inches thick after compaction, or with cement paving at least 3 inches thick; OR <input type="checkbox"/> The parking area is paved with alternative paving materials that may consist of porous asphalt; porous concrete; permeable interlocking concrete pavers; permeable pavers; decomposed granite, crushed rock, or gravel; plastic or concrete grid system confined on all sides and filled with gravel or grass in the voids; or other similar materials that meet the following requirements: <ul style="list-style-type: none"> a. Permeable interlocking concrete pavers and permeable pavers that have a minimum thickness of (3.14 inches); and b. Products and underlying drainage material are installed to meet manufacturers' specifications. Sub-grade soils shall be compacted as required to meet the product installation specifications. <p>> Outcome: If yes, this MADU is allowed. If no, this MADU is not allowed.</p>		
SECTION G. MISCELLANEOUS		
<p>17. Tree Removal. Will constructing the MADU require removal of an ordinance-size or heritage tree? > Outcome: If yes, City of Riverside Municipal Code shall apply to the removal and potential replanting of tree size, location, and species:</p>		

