

How does this program work? Stop by City Hall to review the four designs. You pay only copying fees to purchase a set of plans from the City. Once you've selected the house plan that best suits your needs, draw a plot/site plan showing where existing buildings are located on your property, their proximities to each other, parking areas, and property lines.

Turn in four complete sets of plans to the City when you apply for a building permit. You will also need to submit an 8 1/2" x 11" site map showing where you want the new water meter, or meter split, to be installed on your property. It normally takes about two weeks for a building permit to be processed. City staff will contact you when the review period is complete and let you know the amount of fees due the City. You will also have to pay fees to the School District and County. Once all fees are paid, your building permit is issued by the County Building Department.

Do I have to provide off-street parking? Maybe. You will need to designate one off-street parking spot for your second unit on your site plan if your main house was built after 1982 and if you already have parking on your parcel for your primary unit.

Contact staff in the Community Development Department for setback information specific to your property.

Can I change something on the plans if I want to build something a little different? You can make minor changes such as material types, window placement, etc. For more substantial changes to these plans you can hire the architect who drew them to modify the plans to suit your needs.

What permits will I need? You will need a building permit and ensure compliance with setback and parking requirements. If your property is in the Coastal Zone, you will also need a Coastal Development Permit. If you plan to have a construction dumpster in the public right of way (in the street/alley or on the



sidewalk) during construction you will also need an encroachment permit.

What else do I need to know? This program saves homeowners money for having plans drawn, but the City has fees associated with connecting to City water and sewer. Meter splits cost less than a new water meter box.

Why is the City doing this? The City of Fort Bragg is interested in encouraging the development of well-designed second units. This program will help residents build second units on their lots. Each unit has been designed with an eye for reducing the cost of construction. Plans are only available for properties in City limits.

City of Fort Bragg Pre-Approved 2nd Unit Program and Free Designs



Considering building a granny unit on your property? The City of Fort Bragg has FREE pre-approved designs complete with construction drawings you can use to build a second unit.



City of Fort Bragg

Pre-Approved 2nd Unit Program

One of the major expenses of building a new house is having the plans drawn. In Fort Bragg you can save money and time by choosing one of four pre-designed 2nd units. The four pre-approved home designs range from a footprint of 324 to 767 square feet and each will fit on a typical Fort Bragg lot. All are designed to match local architecture in Fort Bragg and meet the Uniform Building Code (UBC).

How big are these houses? The maximum allowable size of a second unit is 960 square feet. These plans range from 522 to 767 square feet and have one or two bedrooms and one bath.

What is the benefit of this program?

Save money and time by choosing one of the City's four pre-approved 2nd units. Custom plans for a small second unit typically cost between \$10,000 and \$20,000. The City has already paid this cost, and the plans are available to you for free. Each design comes with a list of green building materials which you can use, too. As these designs are pre-approved, you are guaranteed project approval by the City's Community Development Department so long as you meet setback, parking, and lot coverage requirements.

What do the designs look like? Stop by the Community Development Department at City Hall to see the detailed construction drawings. The following gives you an overview of the plans.

The Hideaway: 522 square feet, one bedroom, one bath; 1 1/2 half story detached home; 324 sq. ft. footprint

Features: Half story second floor, Dutch hip roof, optional second story deck, cathedral ceiling in living room, dormer windows, casement windows, shiplap or cedar shingle siding.



The Cottage: 544 square feet, one bedroom, one bath, single story

Features: Gable roof, porch entry, open kitchen/living area, deck off living area with sliding glass doors, double hung windows, and scissor truss.



West Elevation
SCALE: 1/8" = 1'-0"



North Elevation
SCALE: 1/8" = 1'-0"

The Alley House: 611 square feet, one bedroom/one bath, single story

Features: Gable roof, small front porch, open kitchen-living area, storage loft, and double hung windows.



The Craftsman: 767 square feet, two bedroom/two bath, single story

Features: Single story, gable roof, large front porch, open kitchen-living area, large storage loft, double hung windows, French doors onto deck off dining area, party, and porch off kitchen.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"