



# ACCESSORY DWELLING UNIT GUIDE

**Accessory Dwelling Units (ADUs)** are self-contained, independent living accommodations that provide provisions for living, sleeping, eating, cooking, and sanitation that are separate from that of the primary home. An ADU can be either attached or detached from the primary home, but it must be located within the same parcel.

**Junior Accessory Dwelling Units (JADUs)** are similar to an ADU, however, a JADU is limited to a maximum size of 500 square feet and must be a conversion of existing space that is contained entirely within the primary home. A JADU may share sanitation facilities with the primary home but must still have a separate kitchen with cabinet and counter space and small appliances (ex. microwave, cooktop/hotplate, refrigerator, etc.) and separate exterior entrance.

## ADU TYPES



### DETACHED

*Free-standing structure.*



### ATTACHED

*Shares at least one wall with the primary house.*



### GARAGE CONVERSION

*Converted former garage space.*

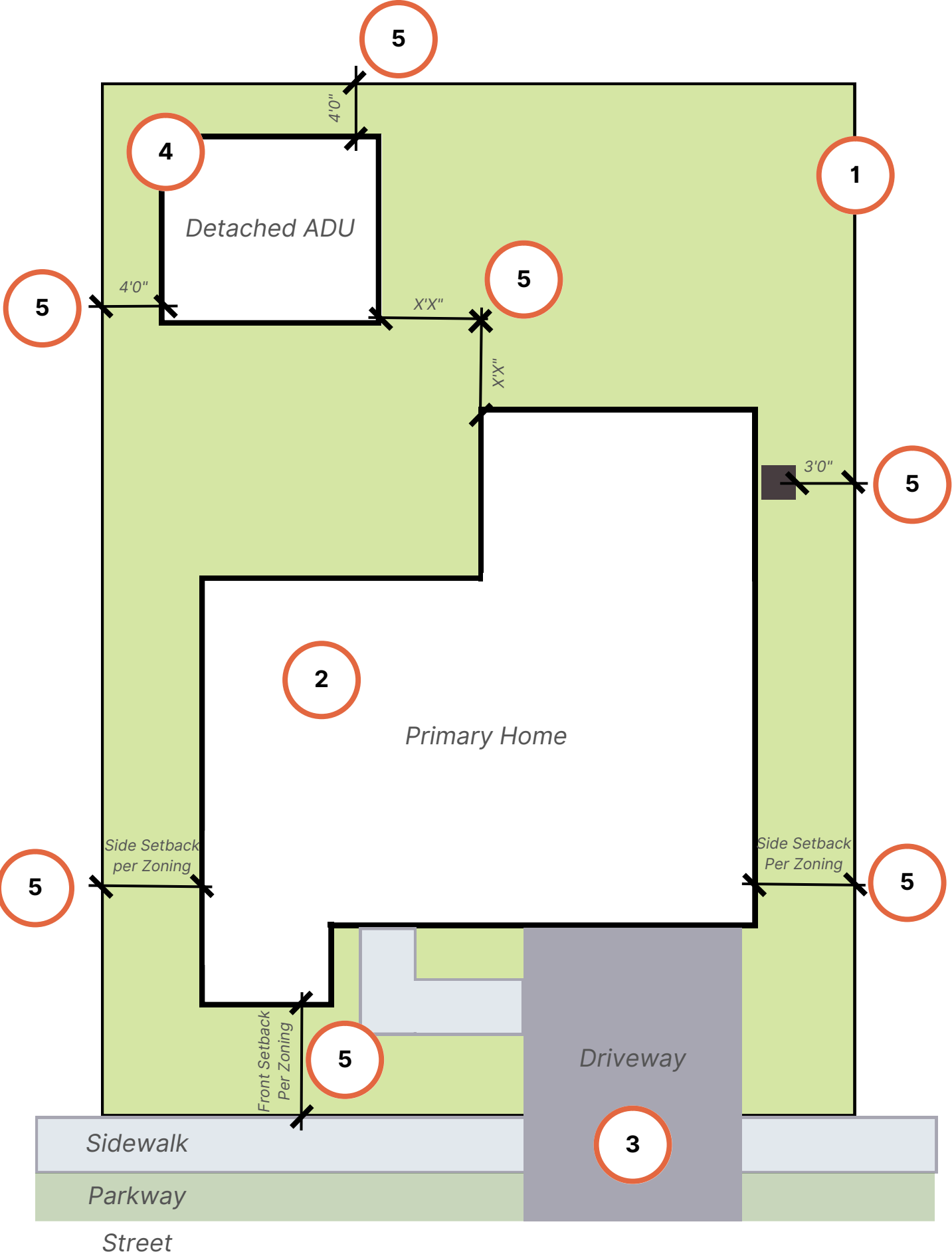


### INTERIOR CONVERSION

*Converted from existing space within the primary house, such as an attic.*

*ADUs are allowed on any residential or mixed-use zoned property in the City. Knowing your property and the available space you have to work with can help you have a clearer understanding of the options that work best for you.*

# ADU SITE PLAN EXAMPLE



## SOME THINGS TO INCLUDE:

- 1 Draw the property lines.
  - 2 Draw the footprint of the primary home and any existing accessory structures on the property, including patio covers, detached garages, sheds, pools, etc.
  - 3 Draw the location of the driveway and other appurtenant features, such as sidewalks, existing and proposed utility connections, and existing and proposed fences/retaining walls
  - 4 Draw the footprint of the proposed ADU.
- Show the setbacks measured in feet. This includes:
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    - setbacks from the property lines to the ADU;
    - setbacks from the ADU to the primary home;
    - setbacks from the property lines to the primary home and any existing structures.
    - setbacks from the property lines to air conditioning, utility, pool, and other equipment. (Min. Required: 3 ft)

Note: Full size set of plans required for building permits

## ACCESSORY DWELLING UNIT (ADU) GUIDE

BUILDING PERMIT ONLY	
<p><b>Converted on Single-family Lot</b></p> <ul style="list-style-type: none"> <li>- Only one ADU and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:</li> </ul>	<ul style="list-style-type: none"> <li>• Is either: within the space of a proposed or existing single-family dwelling; or (in the case of an ADU only) within the space of an existing accessory structure, plus up to 150 additional sq.-ft. if the expansion is limited to accommodating ingress and egress;</li> <li>• Has exterior access that is independent of that for the single-family dwelling;</li> <li>• Has side-and rear-yard setbacks sufficient for safety, as dictated by applicable building and fire codes.</li> </ul>
<p><b>Limited Detached on Single-family Lot</b></p> <ul style="list-style-type: none"> <li>- One ADU, in addition to any JADU that might otherwise be established).</li> </ul>	<ul style="list-style-type: none"> <li>• The side- and rear-yard setbacks are at least 4 ft;</li> <li>• The total floor area is 800 sq.-ft. or smaller;</li> <li>• The peak height above grade does not exceed as specified in 9.146.050(E)(2) see <b>Height</b> below on page 4.</li> </ul>
<p><b>Converted on Multifamily Lot</b></p> <ul style="list-style-type: none"> <li>- Multiple ADUs within portions of existing multi-family dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages).</li> </ul>	<ul style="list-style-type: none"> <li>• Compliance with current California Building Code (CBC);</li> <li>• At least one converted ADU is allowed on a lot within an existing multi-family dwelling, up to a number equal to 25% of the existing multi-family dwelling units.</li> </ul>
<p><b>Limited Detached on Multifamily Lot</b></p> <ul style="list-style-type: none"> <li>- No more than two detached ADUs on a lot that has an existing multifamily dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>• The side- and rear-yard setbacks are at least 4 ft;</li> <li>• The peak height above grade does not exceed as specified in 9.146.050(E)(2) – see <b>Height</b> below on page 4.</li> </ul>

ADU PERMIT + BUILDING PERMIT		
<b>Maximum Size:</b>	<ul style="list-style-type: none"> <li>a. 850 sq.-ft. for a studio or 1-bedroom unit;</li> <li>b. 1,000 sq.-ft. for a unit with 2 or more bedrooms;</li> </ul>	<ul style="list-style-type: none"> <li>c. An attached ADU is limited to 50% of the floor area of the existing primary dwelling.</li> </ul>

## ACCESSORY DWELLING UNIT (ADU) GUIDE

<b>Setbacks:</b>	<ul style="list-style-type: none"> <li>a. No part of any ADU subject to this subsection may be located within 25 ft. of the front property line;</li> <li>b. No part of any ADU subject to this subsection may be located within 4 ft. of a side or rear property line;</li> <li>c. No setback is required for an ADU subject to this subsection if the ADU is constructed in the same location and to the same dimensions as an existing structure.</li> </ul>
<b>Height:</b>	<ul style="list-style-type: none"> <li>a. A detached ADU may not exceed 16 ft in height above grade.</li> <li>b. A detached ADU may be up to 18 ft in height above grade if it is created on a lot that is located within one-half mile walking distance of a major transit stop or high-quality transit corridor as defined in Public Resources Code (PRC) Section 21155. <ul style="list-style-type: none"> <li>i. The ADU may be up to an additional 2 feet (maximum overall of 20 ft in height) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.</li> </ul> </li> <li>c. An ADU attached to the primary dwelling unit may not exceed 25 ft above grade, or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. ADU’s subject to this subsection may not exceed 2 stories.</li> </ul>
<b>Passageway:</b>	No passageway, as defined by subsection LFMC sec. 9.146.050(C)(10) (“Passageway”), is required for an ADU.

### PARKING

<ul style="list-style-type: none"> <li>a. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by LFMC 9.146.050(C)(13).</li> <li>b. Exceptions. No parking required under LFMC sec. 9.146.050 (F)(5)(a) (“Parking”) is required in the following situations: <ul style="list-style-type: none"> <li>i. The ADU is located within one-half mile walking distance of public transit, as defined in subsection sec. 9.146.050;</li> <li>ii. The ADU is located within an architecturally and historically significant historic district;</li> <li>iii. The ADU is part of the proposed or existing primary residence or an accessory structure (under LFMC sec. 9.146.050 (“Converted on a Single-family Lot”));</li> <li>iv. When on-street parking permits are required but not offered to the occupant of the ADU;</li> <li>v. When there is an established car share vehicle stop located within one block of the ADU;</li> <li>vi. When the permit to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed above.</li> </ul> </li> <li>c. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, those off-street parking spaces are not required to be replaced;</li> </ul>
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## ACCESSORY DWELLING UNIT (ADU) GUIDE

- d. The ADU and primary dwelling must use the same paved driveway for vehicular access between the street and spaces provided for off-street parking;
- e. Each unenclosed parking space shall be at least 9 ft. wide and 18 ft. long;
- f. Each parking space that is provided in an enclosed garage shall be at least 10 ft. wide and 20 ft. long and have at least 7.5 ft. vertical clearance.

### ARCHITECTURAL REQUIREMENTS

- a. The ADU must have an independent exterior entrance, apart from that of the primary dwelling.
- b. The interior horizontal dimensions of an ADU must be at least 10 ft. wide in every direction.

### USE PERMIT REQUIRED

Any proposed ADU or JADU that does not conform to the objective standards set forth in LFMC sec. 9.146.050, subsections (A) through (G)(2), may be allowed by the City with a Use Permit, in accordance with LFMC chapter 9.184.

### ALL ADUs

- |   |  |   |
|---|--|---|
| • Residential or Mixed-use Zone Only  | • Deed restriction Required (see LFMC sec. 9.146.050(E)(6) and (E7)) | • New address/address assignment required |
| • ADU or JADU may not be sold separately from the primary dwelling, except as otherwise allowed by Government Code Section 65852.26 |  |   |

#### Impact Fees:

- No impact fee shall be required for an ADU that is less than 750 sq.-ft. in size.
- Any impact fee that is required for an ADU that is 750 sq.-ft. or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit (e.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

#### Utility Connection and Fees:

- Converted ADUs and JADUs on a single-family lot, created under LFMC sec. 9.146.050(D)(1)(a) , are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADU or JADU is constructed with a new single-family home.
- All ADUs not covered by LFMC sec. 9.146.050(G)(2)(a) above require a new, separate gas and electricity utility connection directly between the ADU and the utility. The connections are subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU, based on floor area. The fee or charge may not exceed the reasonable cost of providing this service.