



ACCESSORY DWELLING UNITS

Standards and Guidelines for Property Owners

General Information

What is an Accessory Dwelling Unit (ADU)?

An ADU is a small (up to 1,200 square feet) unit located on the same lot with a primary dwelling unit. ADUs have complete independent living facilities. They can be attached to the primary dwelling, detached, or converted from an existing accessory structure or a portion of the primary dwelling.

What is a Junior Accessory Dwelling Unit (JADU)?

JADUs are limited to 500 square feet in size and must be located within the footprint of the existing or proposed single-family dwelling. JADUs must have an efficiency kitchen, but may or may not share bathroom facilities with the primary unit.

Number of Units Permitted

A single-family lot is permitted one ADU and/or one JADU. ADUs and JADUs are not permitted on lots resulting from an urban lot split that have been developed with two primary dwelling units (Government Code Section 65852.21). Multi-family properties are permitted up to two detached ADUs or converted ADUs up to 25 percent of the total number of existing units on the property. Contact the Planning Division for assistance determining the number permitted on a specific property.

Rental and Occupancy Requirements

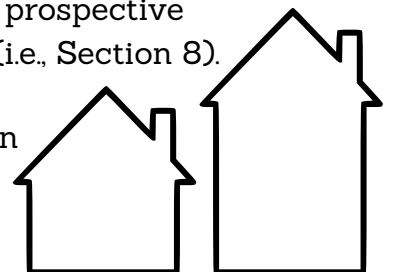
Owner Occupancy

- Not required for ADUs created January 1, 2020 through December 31, 2024
- Required for all JADUs and ADUs created January 1, 2025 or later

Short-Term Rentals. Rental terms of 30 days or less are prohibited.

Source of Income Protection for Tenants. Pursuant to the CA Fair Employment and Housing Act (FEHA), landlords are prohibited from disqualifying a prospective tenant based on their participation in a rental assistance program (i.e., Section 8).

Deed Restriction. Prior to pulling building permits, a deed restriction memorializing owner occupancy, short-term rental, and other requirements shall be recorded against the title of the property.



ADU Development Standards

REQUIREMENT	ADU (New construction)	ADU (Converted)	JADU
Zone / Property Type	Must be located in a zone that permits residential development on a lot with a proposed or existing single-family residence or existing multi-family residence.		
Maximum Unit Size	Detached: 1,200 SF Attached: 1,200 SF or 50% of floor area of primary dwelling, whichever is less	Size of existing structure plus 150 SF to accommodate ingress/egress only; 1,200 SF max.	500 SF
Minimum Unit Size	150 SF (the size of an efficiency unit as defined by State law)		
Minimum Setbacks	Front: Same as required for primary dwelling Side/rear: 4 ft.	None required beyond existing, provided it is sufficient for fire/safety	NA (within primary dwelling)
Maximum Height	Detached: 16 ft., unless one of the following exceptions applies: -18-20 ft. may be allowed if located within 1/2 mile of a transit stop (check with Planning Division staff) -18 ft. if the primary dwelling is a multi-story multifamily structure Attached: 25 ft. / 2 stories		NA (within primary dwelling)
Parking	Studio: None required 1+ bedroom: 1 space unless exemption applies (may be covered/uncovered and/or tandem) Note: when a garage is converted, replacement for the lost parking is not required		None required
Kitchen Facilities	Complete kitchen as required by the Building Code		"Efficiency kitchen" of reasonable size in relation to the JADU
Bathroom Facilities	Must have complete, independent bathroom/sanitation facilities		May share facilities with the primary unit or have independent facilities
Design	Exterior finished materials shall match the exterior finished materials of the primary dwelling		
Exterior Access	Attached or converted ADUs/JADUs must have an independent exterior access that is separate from the access to the primary dwelling		

Note: This handout is intended to provide general information for property owners. Please contact the Planning Division for additional information and to discuss questions related to a specific project.