

ACCESSORY DWELLING UNIT

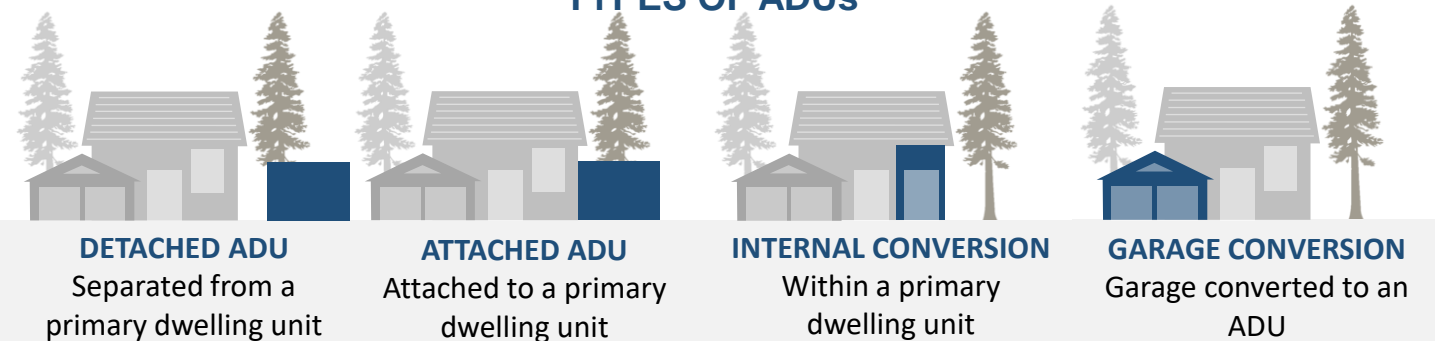
For more information, please call
(559) 324-2340



An **ADU** is a secondary housing unit on a single – or multi-family residential lot that provides complete independent living facilities including kitchen and bathroom facilities for one or more persons.

A **JUNIOR ADU** is an ADU of no more than 500 sq. ft. and is contained entirely within an existing primary dwelling unit, including an attached garage. Owner-occupancy is required for a single-family residence with a JADU. The owner may reside in either the single-family residence or the newly created JADU.

TYPES OF ADUs



DETACHED ADU

Separated from a primary dwelling unit

ATTACHED ADU

Attached to a primary dwelling unit

INTERNAL CONVERSION

Within a primary dwelling unit

GARAGE CONVERSION

Garage converted to an ADU

ADU BUILDING STANDARDS FOR SINGLE FAMILY LOTS

	Detached ADU	Attached ADU	Internal Conversion	Garage Conversion
Maximum Size	1,200 sq. ft.	50% of existing primary dwelling unit or 1,200 sq. ft.	500 sq. ft. if a JADU, otherwise same size requirement as attached ADU	500 sq. ft. if a JADU, otherwise same size of existing structure
Front Setback (1)	Applicable zone district	Applicable zone district	Applicable zone district	Applicable zone district
Rear Setback(2)	4ft.	4ft.	Existing setback	Existing setback
Side Setbacks(2)	4ft.	4ft.	Existing setback	Existing setback
Height(3)	16ft.	25ft. (not to exceed two stories)	Existing height	Existing height
Number of Allowed Units	1 plus 1 JADU	1 plus 1 JADU	If meets JADU, can be combined with ADU (2 total)	If meets JADU, can be combined with ADU (2 total)
Additional Parking (4)	1	None	None	None

(1) May be relaxed or waived in order to allow construction on an attached or detached ADU that is at least 800 sq. ft.

(2) No setback shall be required for an existing living area or accessory structure, or a structure constructed in the same location to the same dimension as an existing structure that is converted to an ADU

(3) ADUs/JADUs constructed above an attached or detached garage shall not exceed the height limit of the applicable zone district

(4) Except as allowed by Government Code Section 65852.2



ADU STANDARDS FOR SINGLE FAMILY LOTS CONTINUED

	ADU	JADU
Deed Restriction	Not required	Required
Owner Occupancy	Not required	Required
Short Term Rental (Air BnB) <small>*Short term rentals are not permitted for ADUs developed in conjunction with the provisions of SB-9</small>	Allowed	Allowed
Separate Entrance	Not required	Required

ESTIMATED FEES

Impact Fee	No impact fee on an ADU/JADU less than 750 sq. ft. Greater than 750 sq. ft. shall be charged proportionately in relation to the primary dwelling unit.
Utility & Connection Fee	Contact the Engineering Division for information regarding any connection fee or capacity charges.
Building Permit Fee	Dependent on the proposed square footage, contact the Building Division for estimated fee.

EXAMPLE OF DETACHED ADU

