

# ACCESSORY DWELLING UNITS (ADUs) and JUNIOR ADUs

	ATTACHED ADU	DETACHED ADU	CONVERTED ADU	JADU
Number of Units	<b>Single-Family</b> <ul style="list-style-type: none"><li>One ADU and one JADU are allowed per lot developed with a single-family residence.</li></ul> <b>Multi-Family</b> <ul style="list-style-type: none"><li>No more than two ADUs detached from the multi-family dwelling, <u>OR</u> a minimum of one ADU converted from livable or non-livable space, up to 25% of the existing number of multi-family units.</li></ul>			
Size	Min. 150 sqft  <b>Studio and 1-Bedroom</b> <ul style="list-style-type: none"><li>850 sqft max. or 50% of the primary unit, whichever is less.</li></ul> <b>More than 1-Bedroom</b> <ul style="list-style-type: none"><li>1,000 sqft max. or 50% of the primary unit, whichever is less.</li></ul> <b>Note:</b> The 50% size limitation does not apply to ADUs up to 850 sqft in size.  <b>ADA Compliant</b> <ul style="list-style-type: none"><li>1,000 sqft max. regardless of bedroom count or 50% of the primary dwelling unit, whichever is less.</li></ul>	Min. 150 sqft  <b>Studio and 1-Bedroom</b> <ul style="list-style-type: none"><li>850 sqft max.</li></ul> <b>More than 1-Bedroom</b> <ul style="list-style-type: none"><li>1,000 sqft max.</li></ul>	Min. 150 sqft No Maximum sqft  <b>Additional Expansions</b> beyond the existing footprint is allowed up to 75 sqft for any use and up to 150 sqft for ingress/egress only.  <b>Converted ADU</b> means a unit that is constructed within the walls of the single-family residence or an existing detached structure, including a garage.	Min. 150 sqft Max. 500 sqft  <b>JADU</b> means a unit that is contained entirely within the habitable space of a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.
Access	Independent exterior access from the single-family residence. Additional interior access is allowed.			
Kitchen	Full kitchen			Efficiency kitchen
Height	Max. 16', unless one of the following apply: <ul style="list-style-type: none"><li>Attached ADU: 25' or the height imposed by the zone for the primary dwelling, whichever is lower.</li><li>Detached ADU: 18' for multi-story, multi-family properties only.</li></ul> <i>Heights above these allowances requires Design Review.</i>		Same as existing structure.	
Setbacks	<b>Front</b> shall comply with applicable zoning district regulations. <b>Side or Rear</b> - 4' <b>Decks</b> shall comply with applicable zoning district regulations.		<b>Expansions beyond the existing dimensions</b> <ul style="list-style-type: none"><li>Front - applicable zoning district regulations</li><li>Side or Rear - 4'</li></ul>	
	<b>Bluff Setback</b> Min. 25' from the top of an oceanfront bluff or applicable building stringline, whichever is more restrictive. <b>Watercourse</b> Min. 25' from the centerline of a watercourse. For blue-line streams identified on the USGS 7.5 minute Quadrangle Series, a min. 25' from the top of the stream banks required. <b>Protected Resources</b> Greater setbacks from protected resources may be imposed as necessary through the Coastal Development Permit application process. Protected resources include, but are not limited to, environmentally sensitive areas and public views of the ocean and scenic areas.			
JADU ONLY	<b>Owner Occupancy</b> Property owner shall permanently reside, as evidenced by documentation satisfactory to the city, in either the primary dwelling or the JADU.  <b>Questions?</b> Contact the <b>Planning Division</b> at (949) 497-0714			

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Space Between Buildings	Min. 10' separation between attached or detached ADUs and any other building. This building separation can be reduced, provided Building and Fire Code requirements are met.
Outdoor Living Space	Covered exterior porches, decks, patios, and other outdoor living spaces attached to the ADU shall comply with the height, setbacks, and design standards above and are limited to 20% maximum floor area of the ADU. Elevated decks more than 3' above adjacent existing grade shall require design review. Roof decks shall be prohibited.
Historic Resources	Attached ADUs, converted ADUs, and JADUs proposed to structure listed on the California Register of Historic Resources of the City's Register shall meet all Secretary of the Interior Standards, as applicable.
Lighting	Outdoor lighting must be hooded, fully shielded, and aimed downward.
Nonconforming Structure	ADUs created in the same location as an existing legally non-conforming structure may maintain the nonconforming setbacks and height. Any expansions beyond the existing dimensions of the legally non-conforming structure shall comply with the requirements.
Vehicular Access	Utilize the same vehicular access that serves the primary buildings, unless the Fire and Public Works Department finds that a secondary access will not degrade existing safety or traffic concerns. Secondary access requires Design Review.
CDP	<p><b>Administrative Coastal Development Permit</b> is required for ATTACHED and DETACHED ADUs. The City's decision will be subject to a 10-working day appeal period once the California Coastal Commission acknowledges receipt of the notice. If no appeal is filed, the City's decision is final.</p> <p><b>Administrative Design Review</b> approval of a <b>Coastal Development Permit</b> is required for ATTACHED ADUs when staff determines that the ADU may impact public views to and along the ocean and scenic coastal areas. Projects located within a <a href="#">mapped categorical exclusion area</a> are exempt from this requirement.</p>
Fees	<b>Sewer Connection Fees</b> apply to ATTACHED/DETACHED ADUs. <b>School Fees</b> apply to ATTACHED/DETACHED ADUs above 500 sqft.

**Additional Development Standards Applicable to ATTACHED OR DETACHED ADUS LARGER THAN 850 sqft (STUDIO/1-BR) OR 1,000 sqft (2-BR OR MORE)**

Design Standards	The exterior materials and finish, color scheme, and roof design, and pitch of an ADU above 12' in height shall match the primary dwelling building if an ADU is visible from any public or private roadway (including alleys).
Parking	<p><b>Replacement of Existing Parking for the Primary Residence</b> is required when a garage, carport, or covered parking structure is converted or demolished to create an ADU or JADU. Replacement parking can be uncovered, tandem, and located within the front or side yard setback.</p> <p><b>One Parking Space per ADU Required</b> and shall comply with the following:</p> <ul style="list-style-type: none"><li>• May be provided on a driveway.</li><li>• Min. 3' from side property lines. Larger setbacks may be required based on site specific or fire and life safety conditions, as determined by the Fire Department and/or the Building Division, whichever is more restrictive.</li><li>• Not within a required on-site turnaround area.</li></ul> <p><b>ADU Parking is Not Required</b> in any of the following circumstances:</p> <ul style="list-style-type: none"><li>• Converted ADU or JADU.</li><li>• ADU is deed restricted as an affordable housing unit.</li><li>• ADU is an ADA-compliant housing unit.</li><li>• ADU is located within 1/2-mile walking distance of public transit (includes Trolley) or within the Downtown Specific Plan area.</li><li>• ADU is located on a lot within 100' of free on-street parking, in a neighborhood with adequate on-street parking supply, and does not degrade the existing emergency vehicle access as determined by the City.</li><li>• ADU is located within a structure listed on the California Register of Historic Resources or the City's Historic Register.</li><li>• ADU is located on a property within a locked gate community.</li><li>• On-street parking permits are required but not offered to the occupant of the ADU.</li><li>• A car share vehicle is located within one block of the ADU.</li><li>• The ADU project is submitted with an application for a new primary structure on the same lot.</li></ul>

**Questions?** Contact the **Planning Division** at (949) 497-0714