



Summary of Accessory Dwelling Unit Zoning Regulations

This document is a summary of ADU and JADU regulations set forth in state law (California Government Code Sections 65852.2 and 65852.22) and the non-severed clauses of Section 21.51.276 (Accessory Dwelling Units) of the Zoning Regulations, Title 21, LBMC. This document supersedes Section 21.51.276.

Table 1 – General Provisions

Definitions	
<p>Accessory Dwelling Unit (ADU)</p> <p>(Commonly known as a granny flat, second unit, in-law quarters, casita, etc.)</p>	<p>“Accessory dwelling unit” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.⁽¹⁾ Owner occupancy on the property is not required, unless in combination with a JADU (see below), from January 1, 2020 through December 31, 2024.</p>
<p>Junior Accessory Dwelling Unit (JADU)*</p>	<p>“Junior accessory dwelling unit” means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.⁽²⁾ <i>A JADU can ONLY be created through conversion of an existing portion of an SFD or attached garage. Owner occupancy IS required in one of the units on a property with a JADU.</i> If the JADU does not share kitchen and bathroom facilities with the primary dwelling, it must be provided with its own kitchen and bathroom.</p>
<p>Single-family Dwelling (SFD)*</p>	<p>One dwelling unit in one building⁽³⁾, not including an ADU or JADU. Multiple SFDs on a single lot are still treated as one SFD for ADU/JADU purposes.</p>
<p>Multi-family Dwelling (MFD)*</p>	<p>Two or more dwelling units in one building, not including an ADU or JADU. For ADU purposes, includes LBMC definition of duplex⁽⁴⁾ and “Multi-family dwelling”⁽⁵⁾ for the purposes of determining the number, type, and development standards of ADUs.</p>
Locations Allowed	
<p>Zoning Districts Allowed</p>	<p>ADUs/JADUs are allowed in residential zoning districts allowing single-family and multi-family residential uses; and where residential uses are allowed in mixed-use zoning districts, planned development districts, and specific plans. Not allowed in zones, PDs, or SPs that do not allow residential uses, even if a nonconforming residential use is present.</p>
Review Process	
<p>General (if none of the below apply)</p>	<p>A building permit will be reviewed within 60 days of submittal. If there is no existing SFD or MFD on the property, or an ADU is proposed with a new SFD/MFD, the City may not act on the ADU/JADU until it acts on the SFD/MFD, and the 60-day timeline does not begin until the City acts on the SFD/MFD.</p>
<p>Historic district or Designated Historic Landmark</p>	<p>A Certificate of Appropriateness must be obtained prior to application for building permits.</p>
<p>Coastal Zone</p>	<p>In the Coastal Zone, all required Coastal processes must be completed prior to application for building permits. See parking requirements also.</p>
<p>Site Plan Review Process</p>	<p>Site Plan Review is required prior to submittal for building permits for any ADU project that has five or more existing or proposed primary dwelling units.</p>

*Updated June 2021 to reflect guidance from California Department of Housing and Community Development. References ^{(1),(2)}, etc. on last page of document.

I. ADU/JADU REGULATIONS FOR SINGLE-FAMILY DWELLINGS

Tables 2, 3, and 4 summarize the types and sizes of ADU and JADU projects that can be permitted at lots with a single-family dwelling (SFD), the maximum unit sizes for each, and the required development standards. This includes properties with any number of detached SFDs: only one ADU and one JADU is allowed per lot regardless of the number of detached SFDs. A JADU is only allowed at an SFD, and not at a MFD. "Attached" means the physical connection of two structures sharing 4 feet or more of common wall (see Section 21.15.250 for definition).

Any project type not listed below is prohibited, unless determined by the Zoning Administrator to be consistent with §65852.2 of the California Government Code.

See Table 7 for parking requirements.

Table 2 – ADU Projects Permitted at an SFD, and Maximum Unit Sizes

ADU Projects Permitted for a Single-Family Dwelling	Maximum Size (sq. ft.)
Allowed per §65852.2(e) of California Government Code	
1. Convert existing detached accessory building to ADU (including garage)	800 ^{(A)(B)}
2. Convert existing attached accessory building to ADU (including garage)	800 ^{(A)(B)}
3. Convert portion of existing SFD to ADU (ground floor or upper story), no addition	800 ^{(A)(B)}
4. Build new detached ADU	800 ^(B)
Allowed per other subsection of §65852.2 and/or local ordinance	
5. Build new attached ADU (ground floor or upper story)	800 ^(B)
6. Build addition to existing SFD to create attached ADU (ground floor or upper story)	800 ^{(A)(B)(C)}
7. Build addition to existing detached accessory building to create ADU (ground floor or upper story)	800 ^{(A)(B)(C)}
8. Build addition to existing attached accessory building to create ADU (ground floor or upper story)	800 ^{(A)(B)(C)}
9. Build new SFD with new attached or detached ADU (ground floor or upper story) ^{(D)(E)}	800 ^(B)

Table 3 – JADU Projects Permitted at an SFD, and Maximum Unit Sizes

JADU Projects Permitted for a Single-Family Dwelling	Maximum Size (sq. ft.)
Allowed per §65852.2(e) of California Government Code	
1. Convert portion of existing living space of SFD to JADU (ground floor or upper story)	500 ^(A)
2. Convert attached garage to JADU, with no addition	500 ^(A)
3. Build new SFD with new attached JADU (ground floor or upper story) ^{(D)(E)}	500

- Notes:
- (A) 150 sq. ft. may be added for ingress and egress only.
 - (B) Up to 850 sq. ft. may be allowed for a zero- or one-bedroom ADU, and 1,000 sq. ft. may be allowed for a two-or-more-bedroom ADU if the lot meets Lot Coverage, Open Space, and FAR requirements for the zoning district, including the full GFA of the ADU project.
 - (C) Includes total size of addition and conversion of existing space.
 - (D) New SFD must be approved concurrently with ADU/JADU.
 - (E) New SFD includes demolished/rebuilt SFD per Sections 21.15.750 ("Demolish") and 21.15.2250 ("Rebuild").

Table 4 – Development Standards for ADUs and JADUs for an SFD

ADU/JADU Projects for a Single-Family Dwelling	ADU standard	JADU standard
Setbacks – side and rear	ADU	JADU
<ul style="list-style-type: none"> Conversion of existing attached accessory building (garages and other non-living space) to ADU/JADU Conversion of detached accessory building to ADU (JADU not allowed) 	May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)	
<ul style="list-style-type: none"> Permitted addition of 150 sq. for ingress/egress to existing attached or detached accessory building for ADU/JADU conversion 	4 ft. side and rear, or as required by zoning district, whichever is less	
<ul style="list-style-type: none"> Conversion of existing portion of SFD to create attached ADU/JADU 	May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)	
<ul style="list-style-type: none"> Build new detached ADU 	4 ft. side and rear	N/A
<ul style="list-style-type: none"> Build new attached ADU 	4 ft. side and rear	N/A
<ul style="list-style-type: none"> Build new attached JADU with new SFD ^(A) 	N/A	As required by zoning district
Setback – front yard	ADU	JADU
<ul style="list-style-type: none"> Any addition or area of new construction for any ADU/JADU ^(A) 	As required by zoning district	As required by zoning district
<ul style="list-style-type: none"> Conversion of portion of existing SFD, or attached or detached accessory building, to ADU/JADU. Does not include additions. 	May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)	
Height limits	ADU	JADU
<ul style="list-style-type: none"> Conversion of existing attached accessory building to ADU/JADU (no addition) 	Must maintain height of existing building ^(B)	Must maintain height of existing building ^(B)
<ul style="list-style-type: none"> Conversion of existing detached accessory building to ADU 	Must maintain height of existing building	N/A
<ul style="list-style-type: none"> Conversion of existing portion of SFD to attached ADU/JADU 	Must maintain height of existing building ^(B)	Must maintain height of existing building ^(B)
<ul style="list-style-type: none"> Build new attached ADU Build new SFD with attached ADU/JADU ^(A) 	As required by zoning district	As required by zoning district
<ul style="list-style-type: none"> Addition to existing SFD to create attached ADU 	As required by zoning district	N/A
<ul style="list-style-type: none"> Build new detached ADU Addition to existing detached accessory building (includes second story) to create ADU 	25 ft. and 2 stories, or as required by zoning district, whichever is less	N/A
<ul style="list-style-type: none"> All other ADU situations 	16 ft.	N/A

Notes: (A) New-build JADU only permitted with new SFD.

(B) If within required setback areas and attached to primary dwelling, height increase may be allowed up to 25 ft./2 stories or zoning district height limit, whichever is less.

II. ADU REGULATIONS FOR MULTI-FAMILY DWELLINGS

Tables 5 and 6 summarize the types and sizes of ADU projects that can be permitted at lots with a multi-family dwelling (MFD), the maximum unit sizes for each, the maximum number of ADUs, and the required development standards. A multi-family dwelling includes properties with two or more dwelling units in the same building or “attached.” “Attached” means the physical connection of two structures sharing 4 feet or more of common wall (see Section 21.15.250 for definition). This includes properties with any number of MFDs, which are treated as an MFD for ADU purposes.

JADUs are not permitted at MFDs.

Any project type not listed below is prohibited, unless determined by the Zoning Administrator to be consistent with §65852.2 of the California Government Code.

See Table 7 for parking requirements.

Table 5 – ADU Projects Permitted at an MFD, and Maximum Unit Sizes and Numbers

ADU Projects Permitted for a Multi-Family Dwelling	Maximum Size (sq. ft.) per unit	Maximum Number of ADUs
Allowed per §65852.2(e) of California Government Code		
1. Convert existing detached accessory building to ADU (including garage), no addition – detached only ^{(A)(B)}	1,200 ^(C)	2
2. Build new detached ADU ^{(A)(B)(D)}	1,200	2
3. Build addition to existing detached accessory building to create ADU – detached only ^{(A)(B)(D)}	1,200 ^{(C)(E)}	2
4. Convert existing attached non-living space to ADU (including storage rooms, boiler rooms, passageways, attics, basements, manager’s office, and attached garages, and other non-living space that is not used for residential amenities. Laundry rooms, community rooms, gyms, and other amenity spaces cannot be converted). ^(A)	1,200 ^(C)	1, or 25% of the permitted number of primary units ^(F)

- Notes:
- (A) State law mandates the City to permit construction/conversion of up to 2 detached ADUs, or the conversion of existing non-living area within the MFD to ADU(s), but not both. Applicant must choose between an attached conversion or detached new build/addition/conversion project.
 - (B) Detached converted accessory buildings, ADUs, and remaining accessory buildings may be attached to each other, but not to primary residential MFD.
 - (C) Addition of 150 sq. ft. for ingress/egress not permitted for ADUs at MFDs.
 - (D) Only permitted in R-3 and R-4 zones, mixed-use commercial zones, and mixed-use PDs and SPs. For MFDs in R-1 and R-2 zones, conversion of existing detached accessory building or attached non-living space is permitted, but no construction of new detached ADU or additions, unless no other way of creating ADUs is feasible at the subject property.
 - (E) Includes total size of addition and conversion of existing space.
 - (F) Fractional numbers shall be rounded down to the nearest whole number.

Table 6 – Development Standards for ADUs for an MFD

ADU Projects for a Multi-Family Dwelling	Standard
Setbacks – side and rear	
<ul style="list-style-type: none"> Conversion of detached accessory building to ADU(s) Conversion of existing attached non-living space of multi-family building to ADU(s) 	May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)
<ul style="list-style-type: none"> Addition to existing detached accessory building to create ADU – detached only 	4 ft. side and rear
<ul style="list-style-type: none"> Build new detached ADU 	4 ft. side and rear
Setback – front yard	
<ul style="list-style-type: none"> Any addition or area of new construction for any ADU 	As required by zoning district
<ul style="list-style-type: none"> Conversion of detached accessory building(s) to ADU(s) Conversion of existing attached non-living space of multi-family building to ADU(s) 	May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)
Height limits	
<ul style="list-style-type: none"> Conversion of existing detached accessory building (no addition) to ADU(s) Conversion of existing attached non-living space of multi-family building to ADU(s) 	Must maintain height of existing building
<ul style="list-style-type: none"> Any addition or area of new construction for any ADU 	16 ft.

III. PARKING REQUIREMENTS

Table 7 summarizes the parking requirements for ADUs at SFDs and MFDs, and JADUs. As required by State law, parking stalls may be provided in a flexible configuration, including tandem parking, and are not required to be located within an enclosed garage or carport. Locations of open parking must comply with Figure 41-3 of Chapter 21.41 (Off-Street Parking and Loading) of the Zoning Regulations.

Table 7 – Parking Required for ADUs and JADUs

Parking Required – Both SFD/Duplex and MFD ADUs	
ADU and JADU projects except the below	One parking stall required per ADU unless any of the following are met: (1) The accessory dwelling unit is located within one-half mile walking distance of public transit. (2) The accessory dwelling unit is located within an architecturally and historically significant historic district. (3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure. (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. (5) When there is a car share vehicle located within one block of the accessory dwelling unit.
Conversion of existing garage and carport area to ADUs and JADUs	No parking required
Coastal Zone	Parking for an ADU within the Coastal Zone is encouraged, and may be required in order to comply with the Local Coastal Program and required findings.
Primary Dwelling(s)	Existing parking stalls (garage, carport, or open) for primary dwelling unit(s) must be maintained, unless the stalls are converted to an ADU.

