



ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS

(Remain in effect until January 1, 2025, and as of that date is repealed)

Nothing in Government Code Section 65852.2 shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976, except that no public hearing is required. Apply Coastal Development Permits when applicable.

ADUs and JADUs that comply with the following development standards shall be processed ministerially. Projects that do not comply will be subject to applicable discretionary processes (e.g. Design Review, etc.).

Allowed Zones	<ul style="list-style-type: none"> ▪ Single-Family ▪ Multi-Family (2 or more units) ▪ Mixed-Use that allows residential 						
Number of Units	<ul style="list-style-type: none"> ▪ (SFR + Mixed-Use) 1 ADU or 1 JADU ▪ (MFR) Min. 1 attached up to max. 25% of the total existing units; or max. 2 detached. 						
Size	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: right; vertical-align: top;">JADU</td> <td>150 square feet min. and 500 square feet max.</td> </tr> <tr> <td style="text-align: right; vertical-align: top;">ADU Detached</td> <td> <ul style="list-style-type: none"> ▪ (1-bedroom) 850 square feet max. ▪ (2+ bedroom) 1,000 square feet max. ▪ Additional 150 square feet for ingress/egress purposes only </td> </tr> <tr> <td style="text-align: right; vertical-align: top;">ADU Attached/Conversions</td> <td> <p><u>Whichever is the less of the following:</u></p> <ul style="list-style-type: none"> ▪ 50% of floor area of existing primary dwelling <p>or</p> <ul style="list-style-type: none"> ▪ (1-bedroom) 850 square feet max. ▪ (2+ bedroom) 1,000 square feet max. </td> </tr> </table>	JADU	150 square feet min. and 500 square feet max.	ADU Detached	<ul style="list-style-type: none"> ▪ (1-bedroom) 850 square feet max. ▪ (2+ bedroom) 1,000 square feet max. ▪ Additional 150 square feet for ingress/egress purposes only 	ADU Attached/Conversions	<p><u>Whichever is the less of the following:</u></p> <ul style="list-style-type: none"> ▪ 50% of floor area of existing primary dwelling <p>or</p> <ul style="list-style-type: none"> ▪ (1-bedroom) 850 square feet max. ▪ (2+ bedroom) 1,000 square feet max.
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Height	<ul style="list-style-type: none"> ▪ 16' max. ▪ ADUs that create upper stories are exempt from Design Review. ▪ (Nonconforming structure) Maintain existing height for portions within the 4' side and rear setbacks. ▪ (Design Review) Not required for ADUs that create an upper story. 						
Setback	<p>Front (applicable zoning standards) Sides (4') Rear (4') – some properties do not have rear yards (e.g. through lots)</p> <ul style="list-style-type: none"> ▪ (Nonconforming structure) None required for existing structures converted or reconstructed in the same place. Portions of the ADU that expands beyond the existing footprint shall comply with the setbacks above. No corrections to nonconforming zoning conditions. ▪ A 10-foot minimum separation shall be required between an ADU and any other building. This building separation may be reduced to 6', provided that the structure is designed to the satisfaction of the Building Official (e.g. fire-protected openings, sprinklers, etc.). 						

Parking Required	<ul style="list-style-type: none"> ▪ 1 space per ADU or bedroom, whichever is less ▪ Can be tandem on driveway or within setback area unless findings are made that it is not feasible based on specific site or regional topographical or fire and life safety conditions.
Parking Exempt	<ul style="list-style-type: none"> ▪ JADUs ▪ Conversions of garage/carport/covered parking ▪ Conversions of existing primary residence or accessory structure ▪ Within ½ mile walking distance of public transit¹ ▪ Located within architecturally/historically significant historic district ▪ When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. ▪ When there is a car share vehicle located within one block of the accessory dwelling unit.
Lot Coverage	Not applicable.
Passageway	None
Private Sewage Disposal System	Local health officer approval required
Sprinklers	None if not required for primary residence
Utility Connections	
Conversions	No new or separate utility connection directly between the ADU and the utility or impose a related connection fee or capacity charge unless the accessory dwelling unit is constructed with a new single-family home.
Non-Conversions	May require new or separate utility connection directly between the accessory dwelling unit and the utility and may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code upon the water or sewer system.
Cert of Occupancy	Shall not issue for ADU before issuing for the primary dwelling.
JADU Additional Requirements	<ul style="list-style-type: none"> ▪ Require an efficiency kitchen² that includes a cooking facility with appliances; and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. ▪ Require the recordation of a deed restriction, which shall run with the land, that includes the following: <ul style="list-style-type: none"> o A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers. o A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.

¹ “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. Laguna Beach transit is considered public transit.

² “Efficiency kitchen” means a limited foot storage and preparation area that contains a sink; appliances that do not require electrical service greater than 120 volts, or natural or propane gas; a limited food preparation counter; and storage cabinets.

