



Ministerial ADU Approval on Single-Family Lots¹

The City shall ministerially approve the construction of Accessory Dwelling Units (ADUs) through the issuance of building permits on any single-family residential lot to create any of the following:

- (1) One detached ADU, provided that the ADU has 4-foot side & rear yard setbacks, is not more than 16 feet in height, and does not exceed 1200 square feet in area; or
- (2) One attached ADU or one attached JADU, subject to the following:
 - (a) The attached ADU has exterior access and is contained within the Building Envelope of an existing or proposed Single Family Dwelling (SFD) or an existing accessory building;
 - (b) The JADU has exterior access and is contained within the Building Envelope of an existing or proposed Single Family Dwelling (SFD); or
- (3) Both a detached ADU described in (1) above and an attached JADU described in (2)(b) above.

Ministerial ADU Approval on Multi-family and Mixed-Use Lots

The City shall ministerially approve ADUs through the issuance of building permits on any multi-family residential or mixed-use lot to create any of the following:

- (4) Up to two detached ADUs, provided that each such ADU has 4-foot side and rear yard setbacks, is not more than 16 feet in height, and does not exceed 1200 square feet in area; or
- (5) At least one attached ADU in a multi-family or mixed-use structure, and additional attached ADUs up to 25% of the number of existing dwelling units, provided that any such attached ADUs are placed within areas of the structure that are not currently used as livable space, including storage rooms, boiler rooms, passageways, attics, basements, or garages; or
- (6) A combination of the ADUs listed in (4) and (5) above.

For ADUs and JADUs subject to ministerial approval in one of the 6 categories above, the following apply:

- Legal nonconforming zoning conditions (setbacks, lot coverage, etc.) do not need to be brought into conforming status in order to obtain the building permit for the ADU or JADU.
- All rentals of JADUs and ADUs shall be for a term longer than 30 days beginning in 2020.
- Projects meeting Code requirements will be approved within 60 days of filing building permit application.

Proposed ADUs not falling within any of the 6 categories listed above may potentially still be approved, but must meet the standards of SCCC Chapters [18.10](#) or [18.12](#), and undergo architectural review pursuant to SCCC Chapter [18.76](#).

Development Standards for ADU and JADU Approval on Single Family, Multi-family, and Mixed-Use Lots

- All ADUs (including JADUs) shall meet California Building Code requirements for dwelling units.
- All attached ADUs subject to ministerial approval must be constructed within the Building Envelope of the proposed or existing single-family dwelling (SFD) or an existing accessory building.
 - “Building Envelope” means the walls of an existing or proposed SFD or an existing accessory structure. However, an attached ADU will still qualify as being within the “building envelope” if it includes an expansion of an existing SFD or accessory structure

¹ “Single-Family Lots” include lots with a single-family zoning designation, as well as lots with a multi-family, duplex or mixed-use zoning designation that contain a single dwelling unit.

by up to 150 square feet for purpose of creating ingress/egress. Such an expansion may exceed the zoning requirements for the main SFD (such as lot coverage and setbacks).

- **JADU-Specific requirements:**

- The maximum area of a JADU is 500 square feet.
- All JADUs must be constructed within the walls of a proposed or existing SFD. The 150-square foot “building envelope” expansion is not available for JADUs. JADUs are not permitted in accessory structures.
- A JADU must contain an efficiency kitchen (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 junior accessory dwelling unit).
- A JADU may include separate bathroom facilities or may share bathroom facilities with the main SFD.

- **Maximum floor area:**

- For detached ADUs, up to 1200 square feet, with a maximum of two bedrooms and one bathroom.
- For attached ADUs (not including JADUs), up to 50% of the existing square footage of the existing SFD, but subject to a minimum of 800 square feet and a maximum of 1200 square feet.
- For JADUs, 500 square feet.

- **Minimum floor area:**

- 220 square feet.

- **Height:**

- Detached ADUs allowed to 16-foot height limit
- Attached ADUs subject to ministerial approval and JADUs must match the height of the existing SFD.

- **Setbacks:**

- Minimum 3-foot side and 4-foot rear yard setbacks required for both detached and attached ADUs. The setback on the street side of a corner lot shall be not less than 15 feet.
- No setbacks required for conversions of existing structures (garages or other accessory building) that are constructed in the same location and to the same dimensions as the existing structure.
- In all cases, setbacks shall be sufficient for fire safety between buildings.

- **Lot Coverage, Floor Area Ratio (FAR) and Open Space:** ADUs and JADUs are subject to lot coverage, FAR, and open space requirements, but only to the extent that such requirements would still allow for:

- A detached ADU of 800 square feet, that is at least 16 feet in height with 4-foot rear yard setbacks and 3-foot side yard setbacks to be constructed in compliance with all other City development standards.
- An attached ADU of 800 square feet, staying within the existing Building Envelope, and constructed in compliance with all other City development standards.
- An attached JADU of 500 square feet, staying within the existing Building Envelope, and constructed in compliance with all other City development standards.

- **Parking:**

- No parking spaces are required for an ADU or JADU
- When a garage, carport, or covered parking structure for the SFD is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces need not be replaced.

- Manufactured ADUs are permitted.

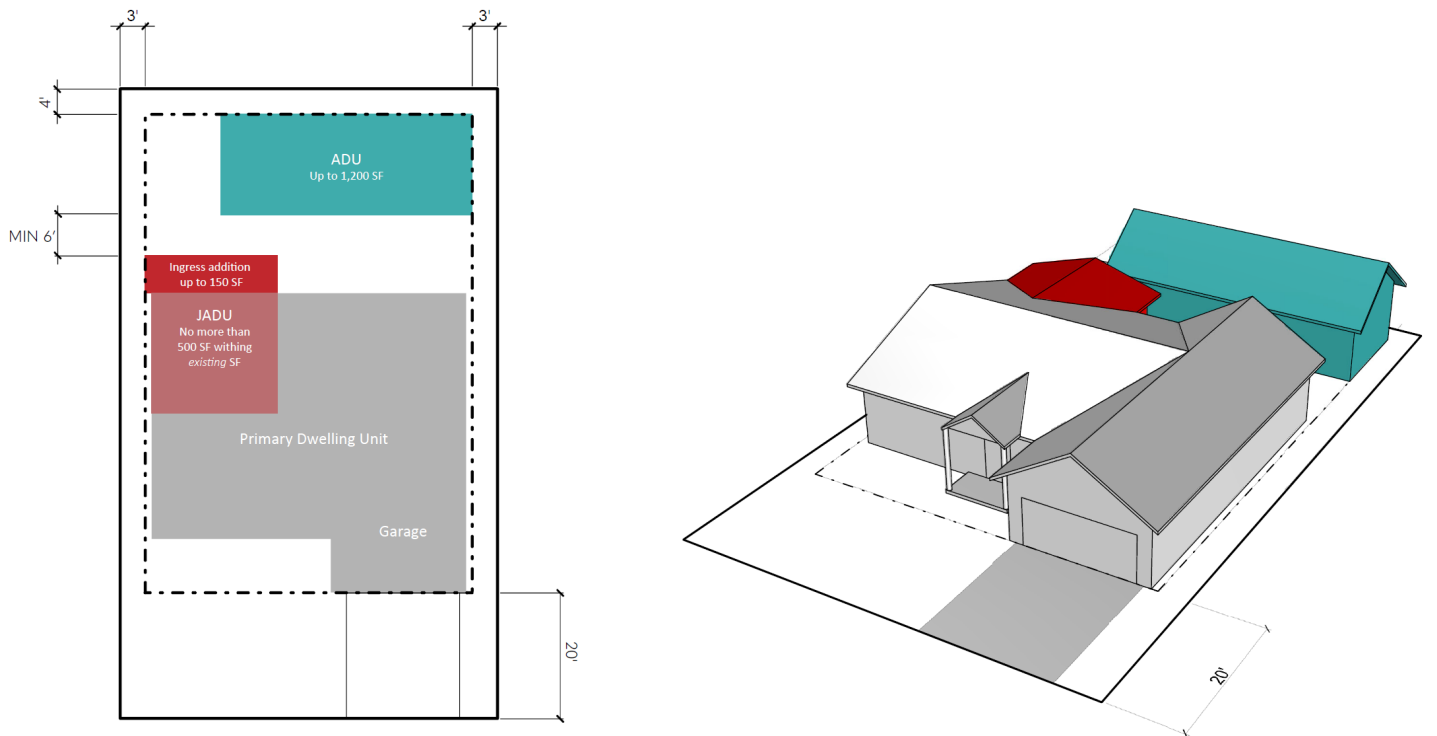
- New second story attached ADUs, second story JADUs, and ADUs and JADUs not subject to ministerial approval, are subject to architectural review pursuant to SCCC Chapter [18.76](#) and must meet Zoning Code regulations.

- No minimum lot size is required to construct an ADU or JADU on a single-family, multi-family or mixed-use property.

Additional Limits on ADUs

- City will apply new State regulations (as listed above) until updated regulations are adopted by City
- Projects subject to ministerial approval will be approved within 60 days of filing building permit application, if there is an existing single-family or multifamily dwelling on the lot. Projects not subject to ministerial approval will follow standard City timelines.
- No fire sprinklers required unless they are required in the primary residence (check with Building Official).
- City is expressly allowed to regulate parking, height, setback, landscape, architectural review, maximum unit size, to require standards that prevent adverse impacts on any historic resources.
 - City will not enforce minimum lot size requirements.
 - Lot coverage requirements will still be enforced, subject to the limitations on lot coverage set forth above.
 - The addition of an accessory dwelling unit to an HRI property requires a significant properties alteration (SPA) permit.

Detached ADU with Attached JADU Diagram



Common Interest Developments

- Davis-Stirling Common Interest Development Act (HOAs): Developments with HOAs for single family developments must allow ADUs (refer to AB 670 or see Planning staff for further details). Non-single family developments may be allowed to build ADUs or JADUs with HOA permission.

