



ADU Law Updates effective January 1, 2020

Accessory Dwelling Unit (ADU): A secondary unit complete with independent living facilities and permanent provisions for living, sleeping, eating, cooking and sanitation for one or more persons, intended for long-term rental only.

Detached: Unit is separated from the primary structure

Attached: Unit is attached to the primary structure

Conversion of Existing Interior Space: (e.g. master bedroom, garage) Unit is within an existing area of the primary structure

Junior Accessory Dwelling Unit (JADU): A smaller secondary unit complete with independent living facilities and permanent provisions for living, sleeping, eating, cooking and sanitation for one or more persons, intended for long-term rental only.

- **Must be a conversion of existing interior space**, can only add 150 sf to accommodate
- **500 square foot maximum**

NOTES:

- All new ADU's and JADU's require a **Coastal Development Permit**
- Single-family residences may have **up to one ADU and one JADU**, totaling three units
- Multi-family apartments may have **multiple ADU's**, provided that the number of ADU's **does not exceed 25% of the total primary multi-family residences**, and only two ADU's may be detached
- **Impact fees are not required for ADUs under 750 sf**
- **ADU's may not be used as vacation rentals**
- ADU's and JADU's may not be sold separately from the primary residence, however they may all be rented separately (**owner occupation not required**).

	Conversion of Interior Space	Attached	Detached
Parking Requirements:	No additional parking required Replacement parking is <u>not required</u> when converting a garage	No additional parking required	No additional parking required
Building Separation:	N/A	N/A	10' minimum
Setbacks:	N/A	4' from interior side and rear property lines, all other setbacks determined by the zone	4' from interior side and rear property lines, all other setbacks determined by the zone
Maximum Size:	<u>ADU</u> : limited to 50% of primary residence size <u>JADU</u> : 500 sf	<u>ADU</u> : limited to 50% of primary residence size <u>JADU</u> : 500 sf	1200 sf
Minimum Size:	Must allow for an efficiency unit	Must allow for an efficiency unit	Must allow for an efficiency unit