



Update to California State Law for Accessory Dwelling Units

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.

Detached: Unit is separated from the primary structure

Attached: Unit is attached to the primary structure

Repurposed Existing Space: Space (e.g. master bedroom) within the primary residence is converted to an independent living unit

General Requirements:

- **One ADU is permitted per single-family residence**
- Unit cannot be intended for sale separate from the primary residence
- Lot must be zoned for **single or multi-family use**
- Increased floor area of the unit **does not exceed 50% of the existing living area**, with a maximum increase in floor area of 1,200 square feet
- No setback can be required from an existing garage that is converted to an ADU
- Must comply with local building code requirements

Utilities

- Cities and counties cannot count ADUs as new residences when calculating connection fees and capacity charges
- If the ADU is being created within an existing structure, the City cannot require new or separate utility connections for the ADU
- If the ADU is detached, a local agency may require separate utility connections, however the connection fee or capacity charge must be proportionate to the impact of the ADU

Fire Safety

- **Fire sprinklers shall not be required in an accessory unit if they are not required in the primary residence**, however they are encouraged in some cases.
 - Other options for increasing fire protection are: including additional exits, emergency escape and rescue openings, 1 hour or greater fire-rated assemblies, roofing materials and setbacks from property lines or other structures

Parking Requirements

- No additional off-street parking is required for ADU's
- **When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, the replacement parking must be allowed in any configuration on the lot**, including, but not limited to, covered spaces, uncovered spaces, or tandem spaces