

City of Laguna Niguel

ADUs

Accessory Dwelling Units

In an effort to accelerate housing construction throughout California, the State legislature passed a series of laws to encourage Accessory Dwelling Units (ADUs) in single and multi-family neighborhoods. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are independent living facilities located on the same parcel as the primary unit, which may be occupied by extended family members or tenants.

The City's ADU Ordinance is consistent with State law while maintaining the fabric of our community. Below is more information about Accessory Dwelling Units and Junior Accessory Dwelling Units. For questions, please contact (949) 362-4300 or email Planning@CityofLagunaNiguel.org.

What is an ADU?

Accessory Dwelling Units (ADUs) have gone by many names, including granny flats, in-law units, and secondary units. By definition, an ADU is a self-contained, additional housing unit, on a permanent foundation, that contains a kitchen, bathroom, and a place to sleep. ADUs range in size from 150 square feet for a studio to 1,000 square feet for a unit with multiple bedrooms.

What is a Junior ADU?

Like an ADU, a Junior Accessory Dwelling Unit (JADU) is an additional housing unit on a residential property. JADUs are limited to a maximum of 500 square feet in size and must be contained within the walls of an existing or proposed home. JADUs require an efficiency kitchen, and may share a bathroom with the main house or include their own bathroom.



What types of ADUs are there?

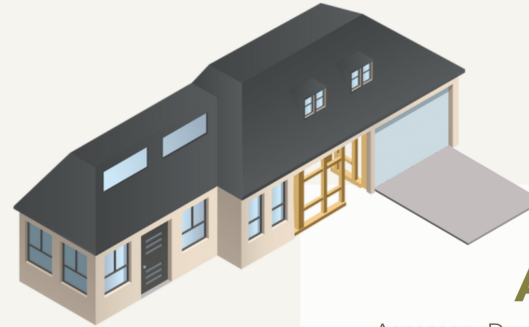
Types of ADUs



JADU

Junior Accessory Dwelling Unit

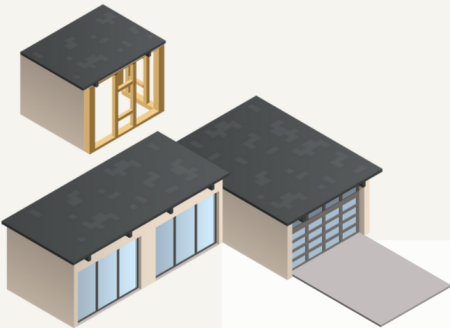
Must be contained within the walls of an existing or proposed single-family home and may be located on the second floor



ADU

Accessory Dwelling Unit - *Conversion*

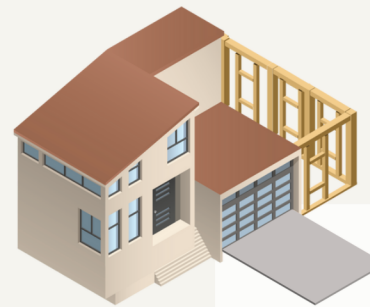
Built from existing space within the home



ADU

Accessory Dwelling Unit - *Detached*

Free-standing structure



ADU


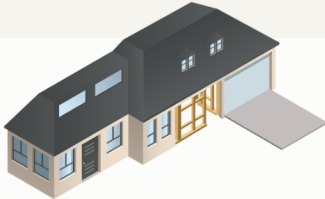

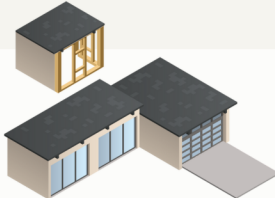
Accessory Dwelling Unit - *Attached*

Shares at least one wall with the primary home



ADU

Standards by Type


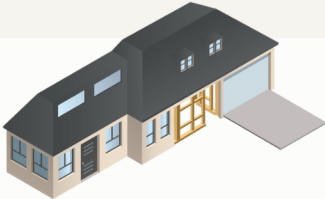
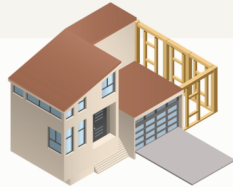
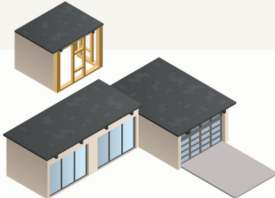
	 <p>JADU Junior Accessory Dwelling Unit</p> <p>Must be contained within the walls of an existing or proposed single-family home and may be located on the second floor</p>	 <p>ADU Accessory Dwelling Unit Conversion</p> <p>Built from existing space within the home</p>	 <p>ADU Accessory Dwelling Unit Attached</p> <p>Shares at least one wall with the primary home</p>	 <p>ADU Accessory Dwelling Unit Detached</p> <p>Free-standing structure</p>
Allowed with other ADU	May also provide detached single-unit ADU	May also provide JADU	May also provide JADU	May also provide JADU
Maximum Size	500 sq. ft.	Studio/One Bedroom - 850 sq. ft. Two+ Bedroom - 1,000 sq. ft. No more than 50% of existing dwelling, or 800 sq ft., whichever is less restrictive.	Studio/One Bedroom - 850 sq. ft. Two Bedroom - 1,000 sq. ft. No more than 50% of existing dwelling	Studio/One Bedroom - 850 sq. ft. Two Bedroom - 1,000 sq. ft.
Maximum Height	Within existing space of the primary dwelling	Within existing space of the primary dwelling	May not exceed 25 feet in height or the height of primary dwelling, whichever is lower. May not exceed two stories.	16 feet*
Side Setback	N/A	4 feet	4 feet	4 feet
Rear Setback	N/A	4 feet	4 feet	4 feet
Bathroom	May share with primary dwelling unit	Bathroom is required	Bathroom is required	Bathroom is required



* Or in compliance with State law.

ADU

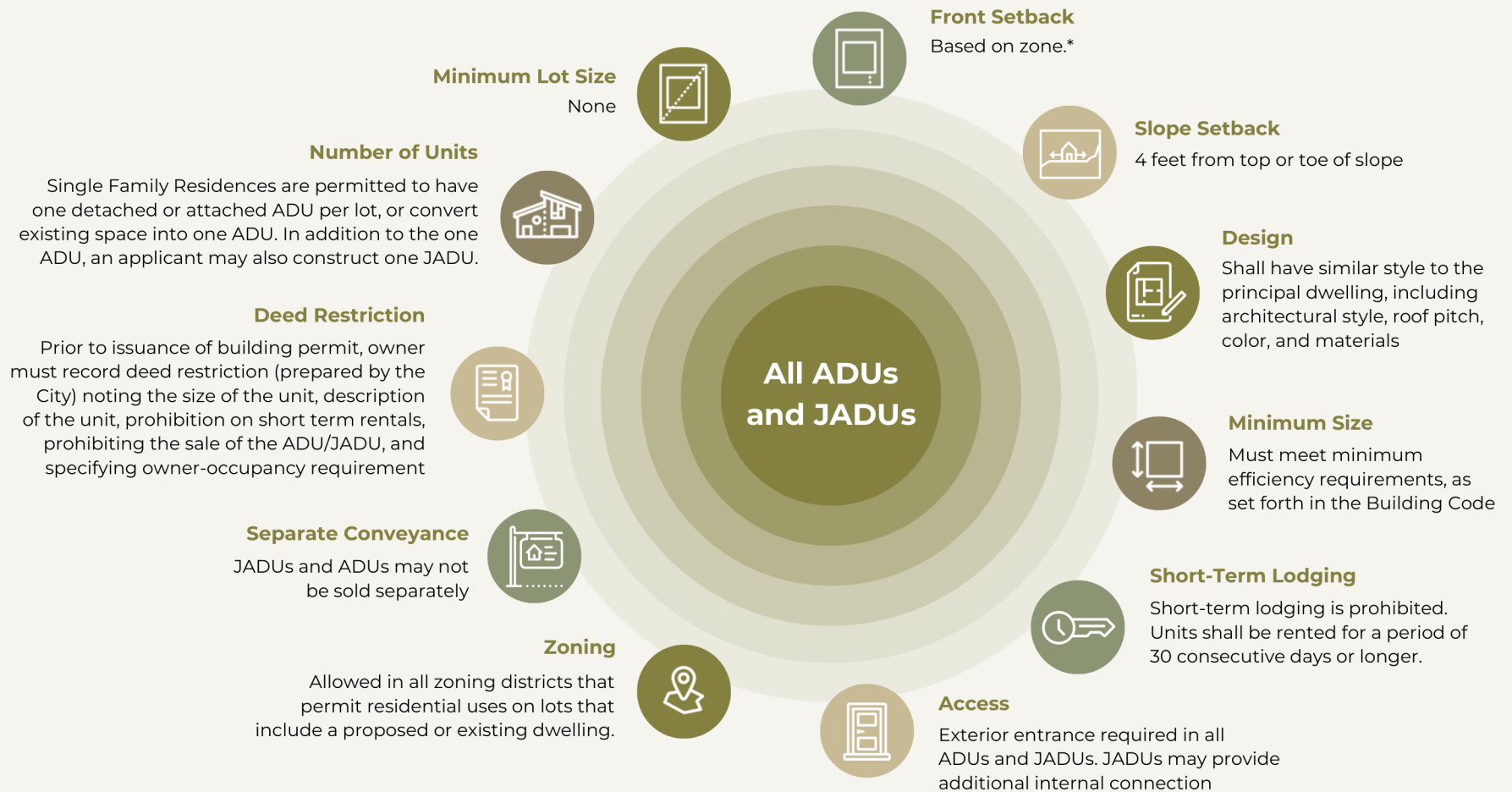
Standards by Type

	 <p>JADU Junior Accessory Dwelling Unit</p> <p>Must be contained within the walls of an existing or proposed single-family home and may be located on the second floor</p>	 <p>ADU Accessory Dwelling Unit Conversion</p> <p>Built from existing space within the home</p>	 <p>ADU Accessory Dwelling Unit Attached</p> <p>Shares at least one wall with the primary home</p>	 <p>ADU Accessory Dwelling Unit Detached</p> <p>Free-standing structure</p>
Kitchen	Efficiency kitchen: includes cooking facility with appliances, preparation counter, and storage cabinets	Efficiency kitchen: includes cooking facility with appliances, preparation counter, and storage cabinets	Efficiency kitchen: includes cooking facility with appliances, preparation counter, and storage cabinets	Efficiency kitchen: includes cooking facility with appliances, preparation counter, and storage cabinets
Parking	Not Required	Not Required	One parking space (can be in driveway)	One parking space (can be in driveway)
Parking Exception	Not Applicable	Not Applicable	Parking waived for the ADU if property is: 1) within ½ mile walking distance to transit; 2) on-street parking permits are required and not provided to the occupant of the ADU	Parking waived for the ADU if property is: 1) within ½ mile walking distance to transit; 2) on-street parking permits are required and not provided to the occupant of the ADU
Garage Conversion	Allowed; replacement parking not required	Allowed; replacement parking not required	Not Applicable	Not Applicable
Owner Occupancy	Owner shall live in either unit	Owner occupancy not required for units built between January 1, 2020 and January 1, 2025	Owner occupancy not required for units built between January 1, 2020 and January 1, 2025	Owner occupancy not required for units built between January 1, 2020 and January 1, 2025
Utility Connection	A separate utility connection is not required	A separate utility connection is not required	The City may require a separate utility connection	The City may require a separate utility connection



Development Standards

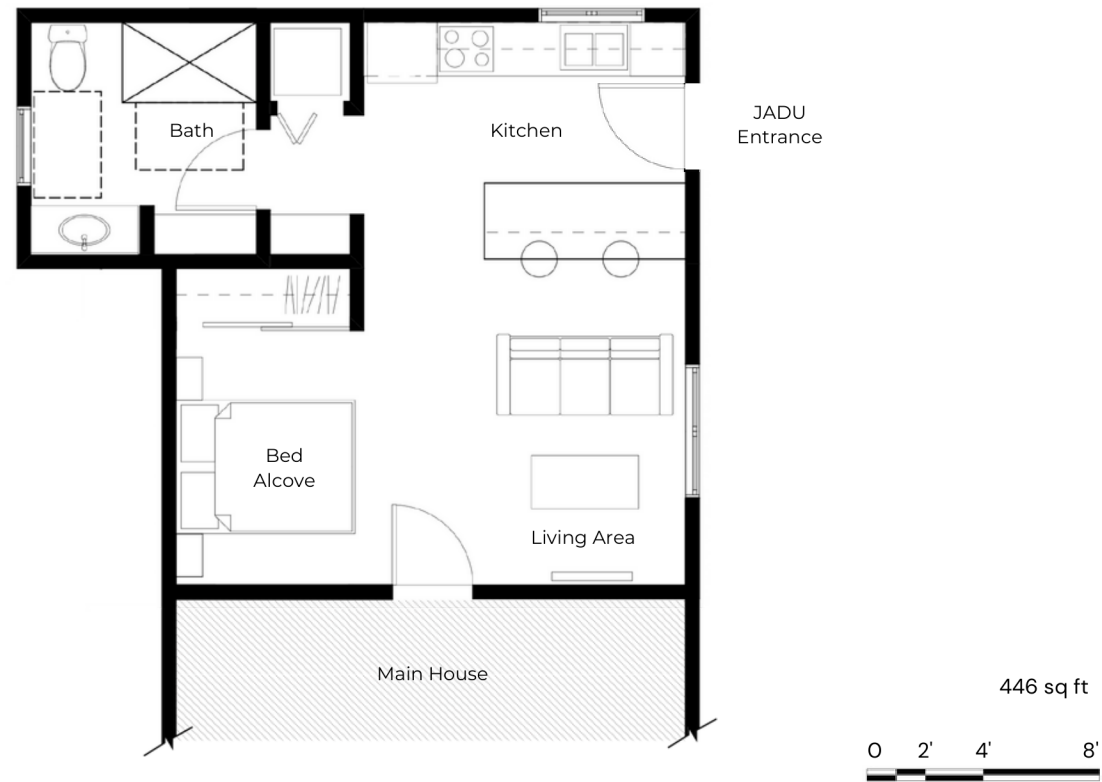
For all ADUs and JADUs



* Or in compliance with State law.

ADU

Site Plan Example for Junior ADU

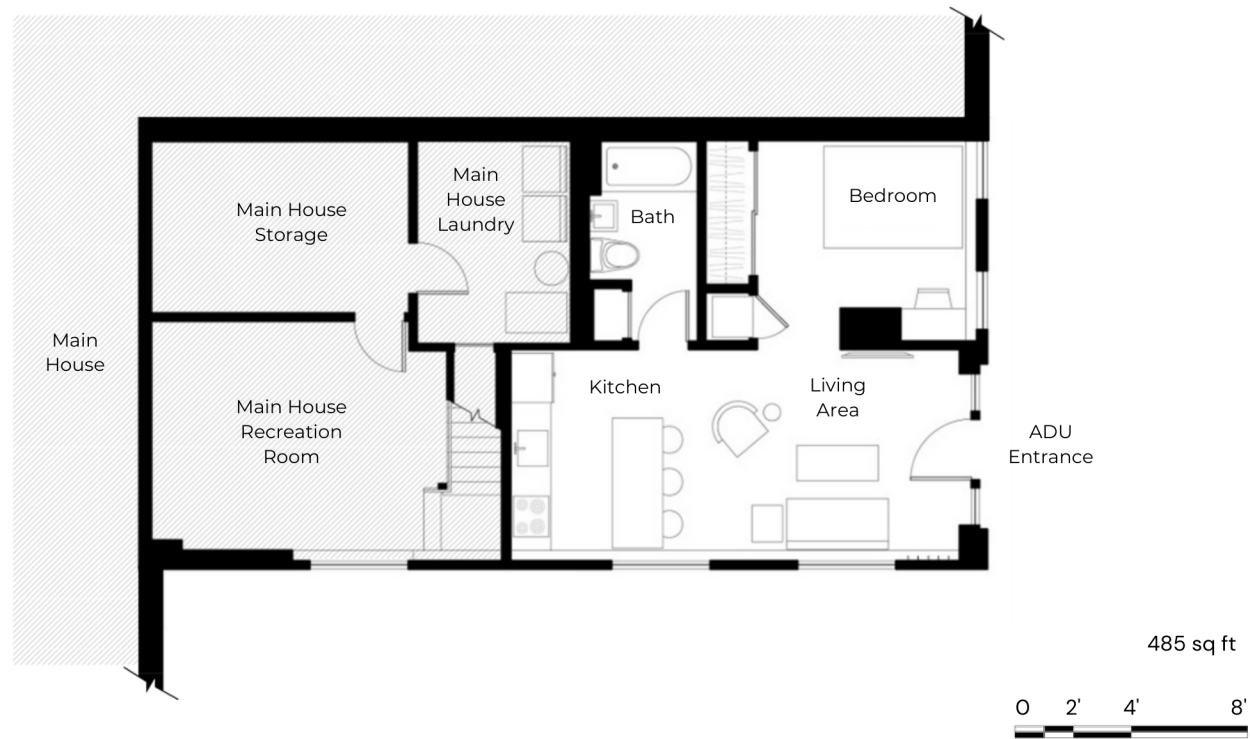


Junior Accessory Dwelling Unit



ADU

Site Plan Example for ADU Conversion

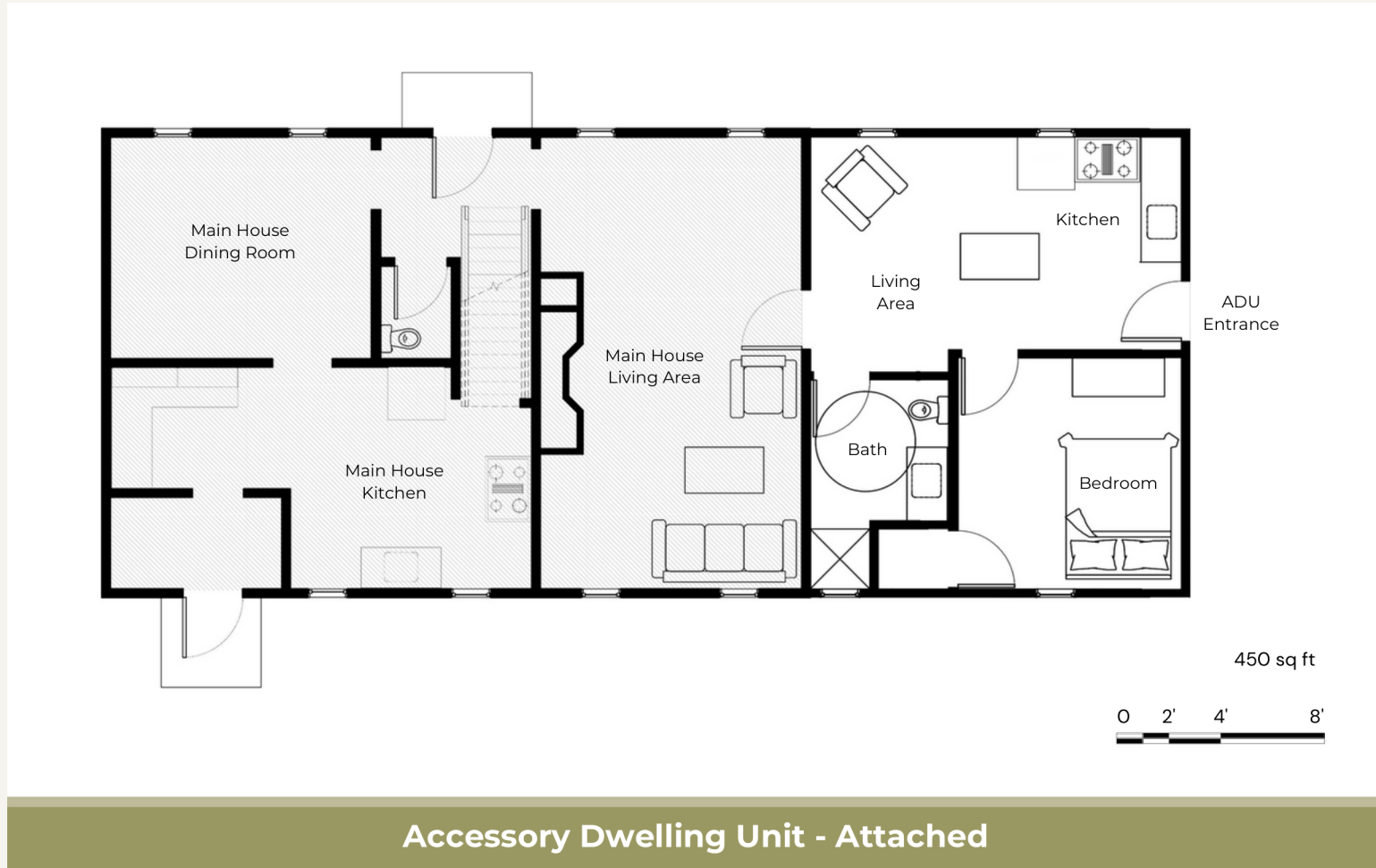


Accessory Dwelling Unit - Conversion



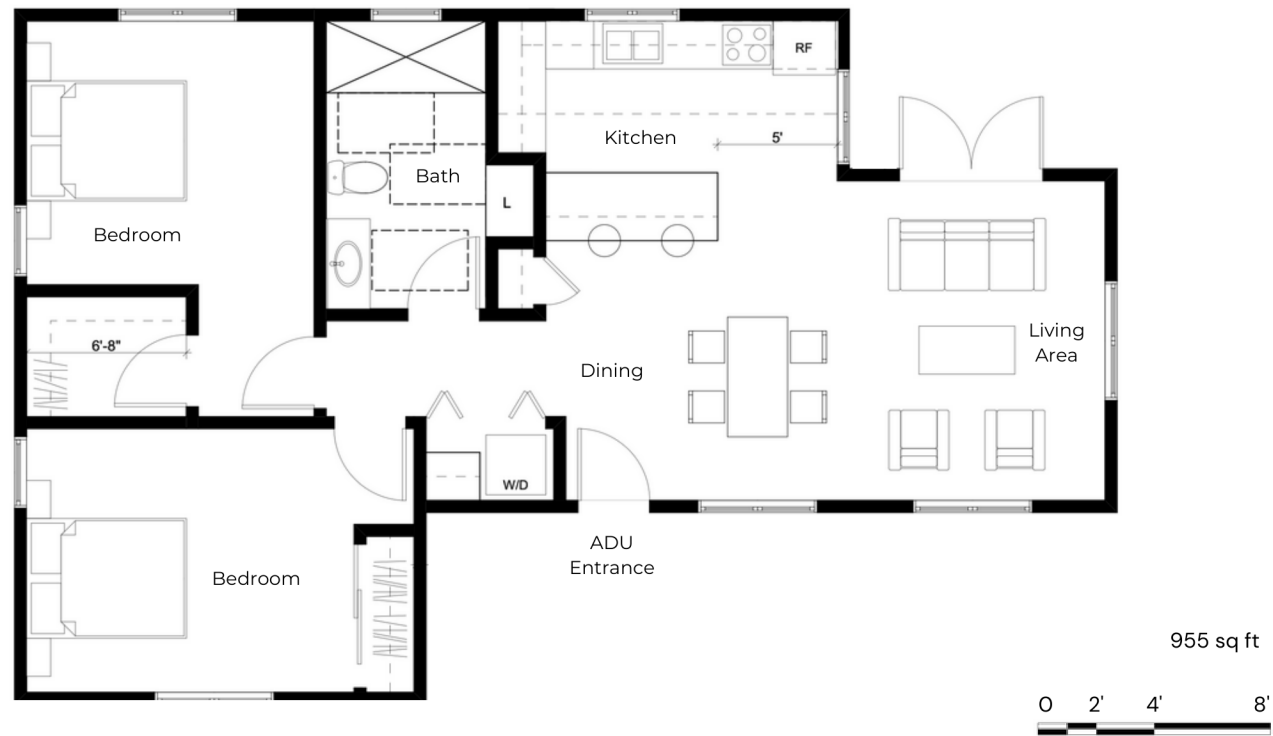
ADU

Site Plan Example for Attached ADU



ADU

Site Plan Example for Detached ADU



Accessory Dwelling Unit - Detached



Checklist

ADUs and JADUs

<input type="checkbox"/> ADU <input type="checkbox"/> JADU	<input type="checkbox"/> Property Lines	<input type="checkbox"/> Y <input type="checkbox"/> N Fire Sprinklers Required
<input type="checkbox"/> Y <input type="checkbox"/> N Survey Required	<input type="checkbox"/> Required Setbacks	<input type="checkbox"/> Y <input type="checkbox"/> N Very High Fire Hazard Severity Zone
<input type="checkbox"/> Vicinity Map	<input type="checkbox"/> Proposed Setbacks	<input type="checkbox"/> Y <input type="checkbox"/> N Grading
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Street Centerline(s)	<input type="checkbox"/> Geotechnical Evaluation (Two Copies)
<input type="checkbox"/> Existing Floor Plan	<input type="checkbox"/> Easements	<input type="checkbox"/> Water Connection
<input type="checkbox"/> Proposed Floor Plan	<input type="checkbox"/> Existing & Proposed Topography	<input type="checkbox"/> Gas Connection (Gas Isometric)
<input type="checkbox"/> North Arrow	<input type="checkbox"/> Identify tops and toes of slope	<input type="checkbox"/> Electric
<input type="checkbox"/> Scale	<input type="checkbox"/> Floor Area of Primary Residence: _____ square feet	<input type="checkbox"/> Y <input type="checkbox"/> N Installing New Meters (Electric, Water or Gas)
<input type="checkbox"/> Site Address	<input type="checkbox"/> Floor Area of Garage & Other Structures: _____ square feet	<input type="checkbox"/> Wastewater/Sewer
<input type="checkbox"/> Assessor Parcel Number (APN)	<input type="checkbox"/> Y <input type="checkbox"/> N Onsite Parking Required	<input type="checkbox"/> Print Full Set of Plans (Four copies of 24" x 36")
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Height of Structures, Fences, and Retaining Walls	<input type="checkbox"/> Draft Deed Restriction
<input type="checkbox"/> Zoning	<input type="checkbox"/> Fire Access	<input type="checkbox"/> Address Exhibit Form



*ADUs and JADUs are reviewed through the Building Plan Check process. Please include this checklist and the requested items in the submitted plan check.

** Y indicates 'Yes' and N indicates 'No'

Address Exhibit Template

Example of Format

Customize Template to fit your project:

- Provide Site Plan
- Identify all Unit/Suite Entrances
- Include Addresses for all Units/Suites

TEMPLATE

EXISTING/PRIMARY RESIDENCE

Address

Phone: (XXX) XXX-XXXX

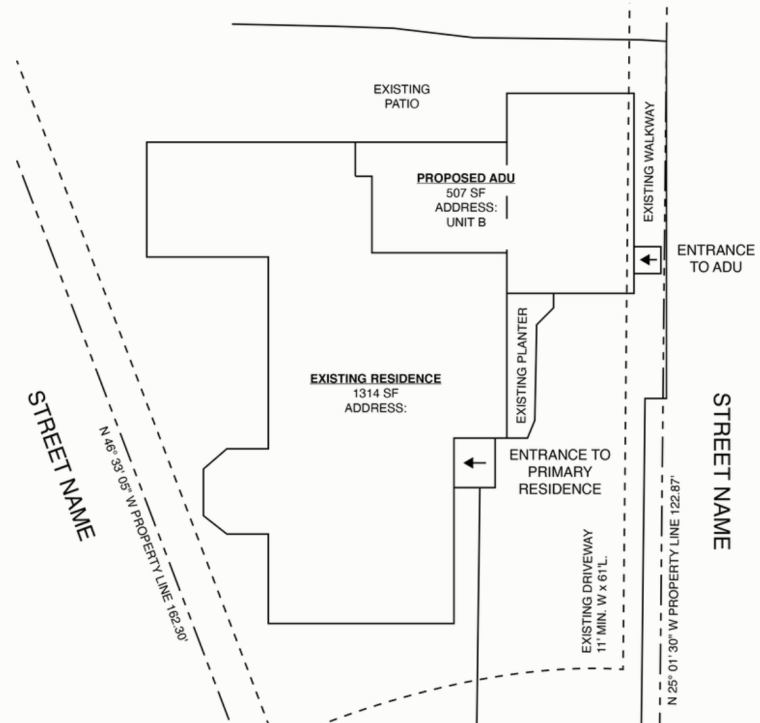
Email:

PROPOSED ADU

Type of unit: ADU or JADU

Address

(Should be primary address, Unit B)



①

ADDRESS EXHIBIT

3/32" = 1'-0"



Developed and Designed for the City of Laguna Niguel

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COMMUNITY CATALYST

Developed by Community Catalyst
www.community-catalyst.com



MARYGOLD
& JUNIPER | INTERIORS

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