

## 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](mailto: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

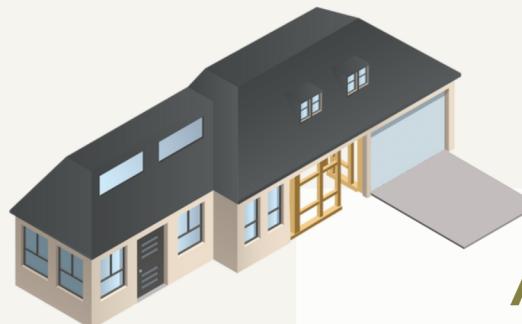
---



### JADU

Junior Accessory Dwelling Unit

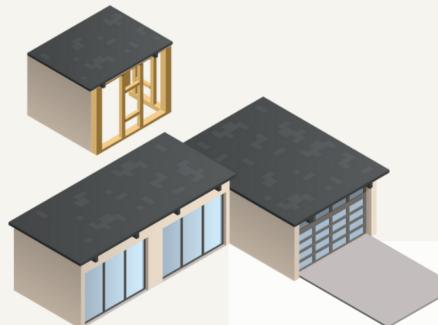
Must be contained within the walls of an existing or proposed single-family home and may be located on the second floor



### 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

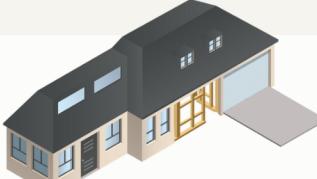
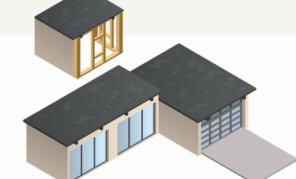
Shares at least one wall with the primary home



# ADU

## Standards by Type



 <b>JADU</b> Junior Accessory Dwelling Unit		 <b>ADU</b> Accessory Dwelling Unit Conversion	 <b>ADU</b> Accessory Dwelling Unit Attached	 <b>ADU</b> Accessory Dwelling Unit Detached
Must be contained within the walls of an existing or proposed single-family home and may be located on the second floor	Built from existing space within the home	Shares at least one wall with the primary home	Free-standing structure	
May also provide detached single-unit ADU	May also provide JADU	May also provide JADU	May also provide JADU	May also provide JADU
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. No more than 50% of existing dwelling	Studio/One Bedroom - 850 sq. ft. Two Bedroom - 1,000 sq. ft.
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*	
N/A	4 feet	4 feet	4 feet	4 feet
N/A	4 feet	4 feet	4 feet	4 feet
May share with primary dwelling unit	Bathroom is required	Bathroom is required	Bathroom is required	Bathroom is required

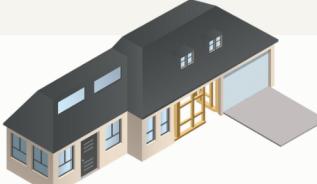


\* Or in compliance with State law.

# ADU

## Standards by Type

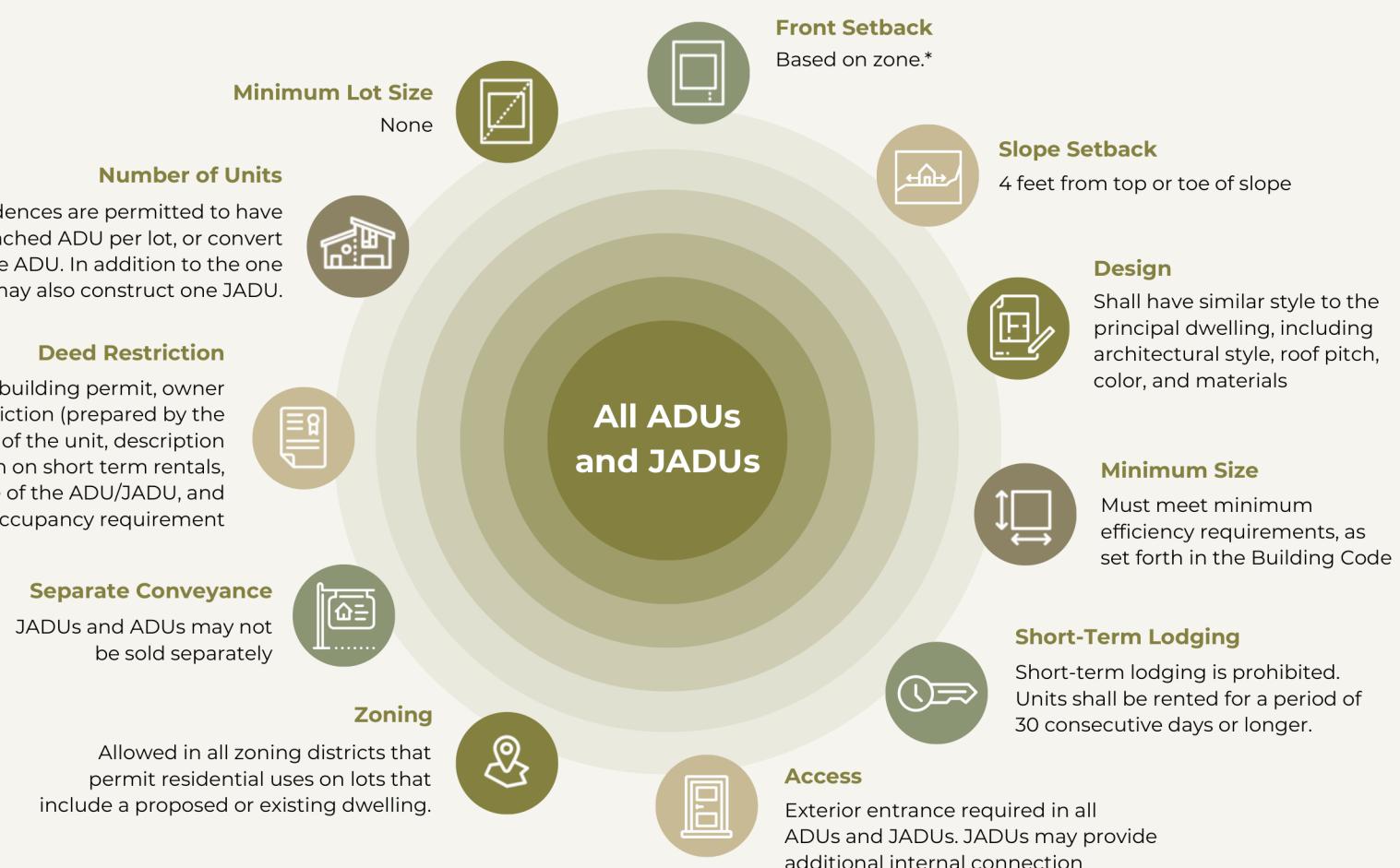
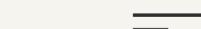


					
		<b>JADU</b> Junior Accessory Dwelling Unit	<b>ADU</b> Accessory Dwelling Unit Conversion	<b>ADU</b> Accessory Dwelling Unit Attached	<b>ADU</b> Accessory Dwelling Unit Detached
		Must be contained within the walls of an existing or proposed single-family home and may be located on the second floor	Built from existing space within the home	Shares at least one wall with the primary home	Free-standing structure
<b>Kitchen</b>		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
<b>Parking</b>		Not Required	Not Required	One parking space (can be in driveway)	One parking space (can be in driveway)
<b>Parking Exception</b>		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
<b>Garage Conversion</b>		Allowed; replacement parking not required	Allowed; replacement parking not required	Not Applicable	Not Applicable
<b>Owner Occupancy</b>		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
<b>Utility Connection</b>		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

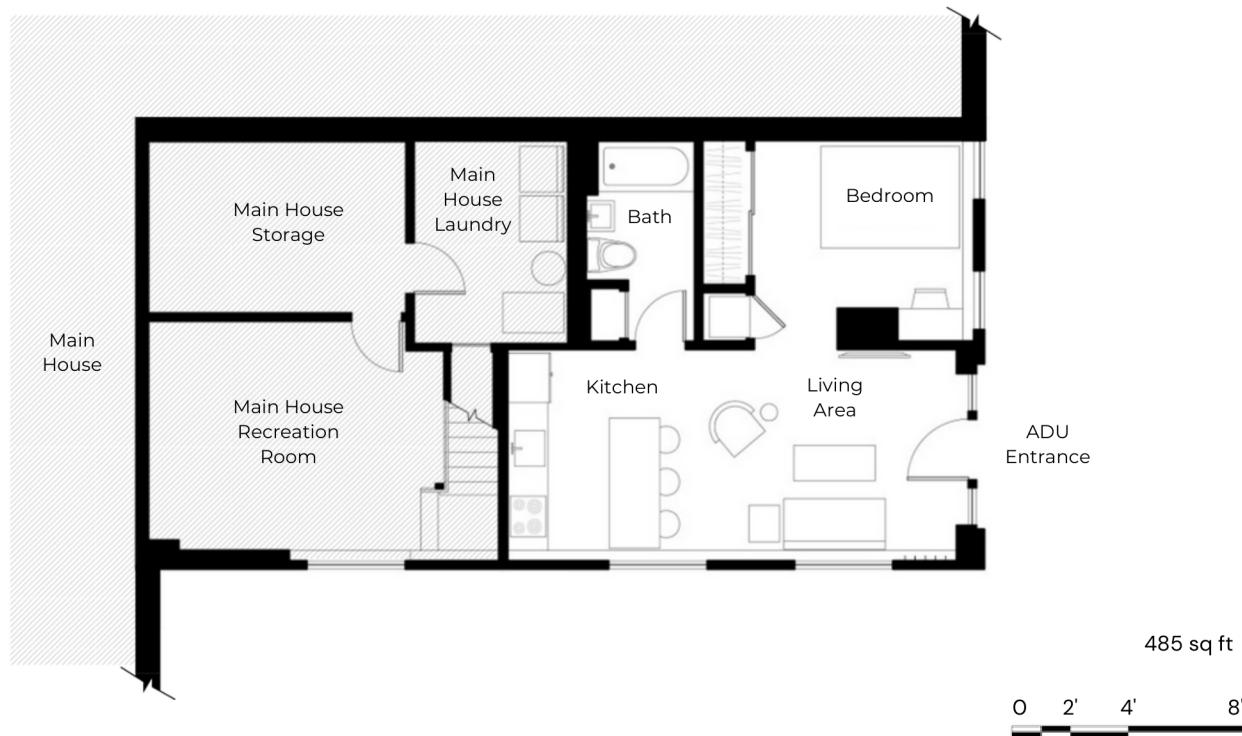
—



# ADU

## Site Plan Example for ADU Conversion

---



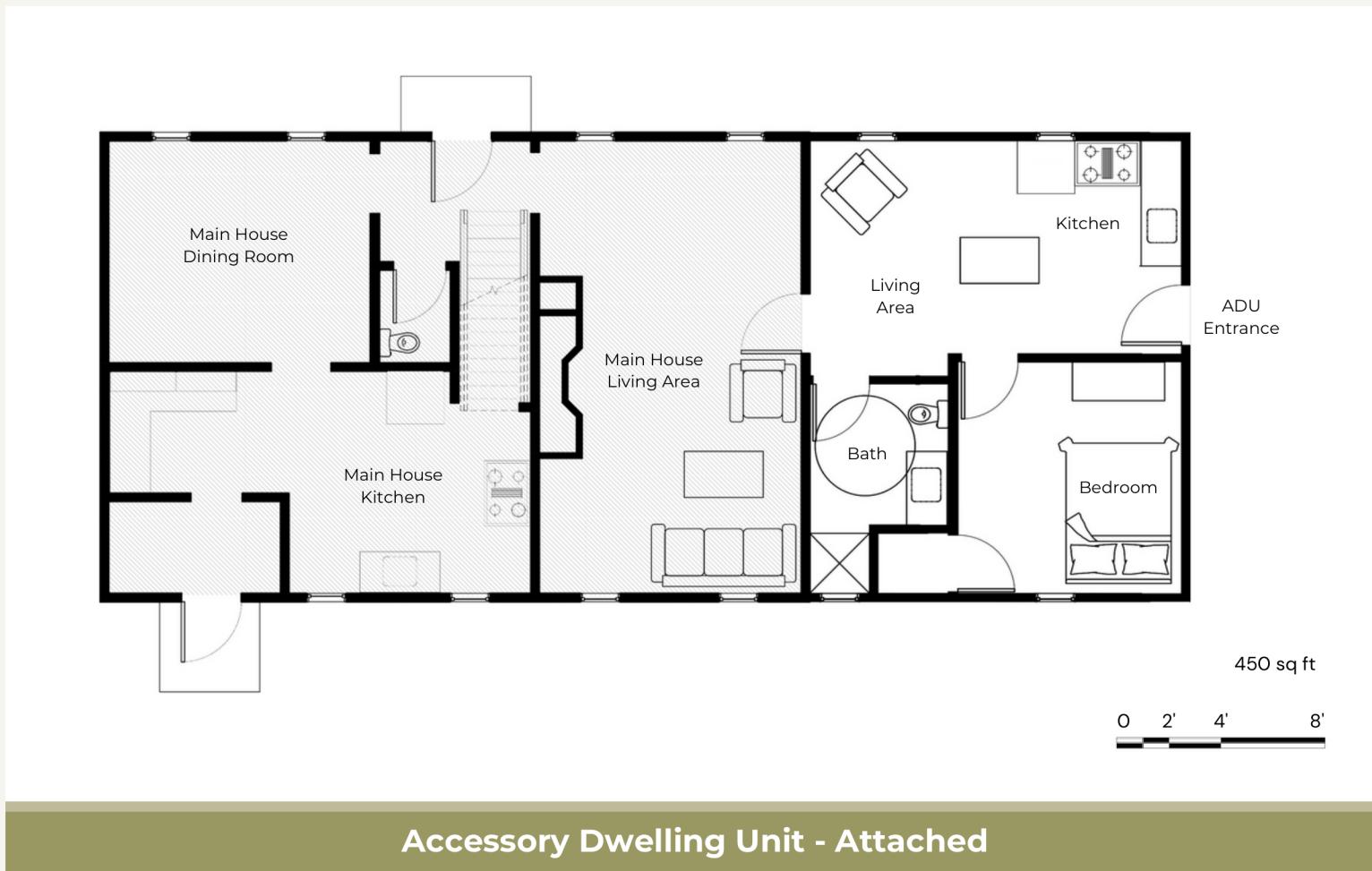
Accessory Dwelling Unit - Conversion



# ADU

## Site Plan Example for Attached ADU

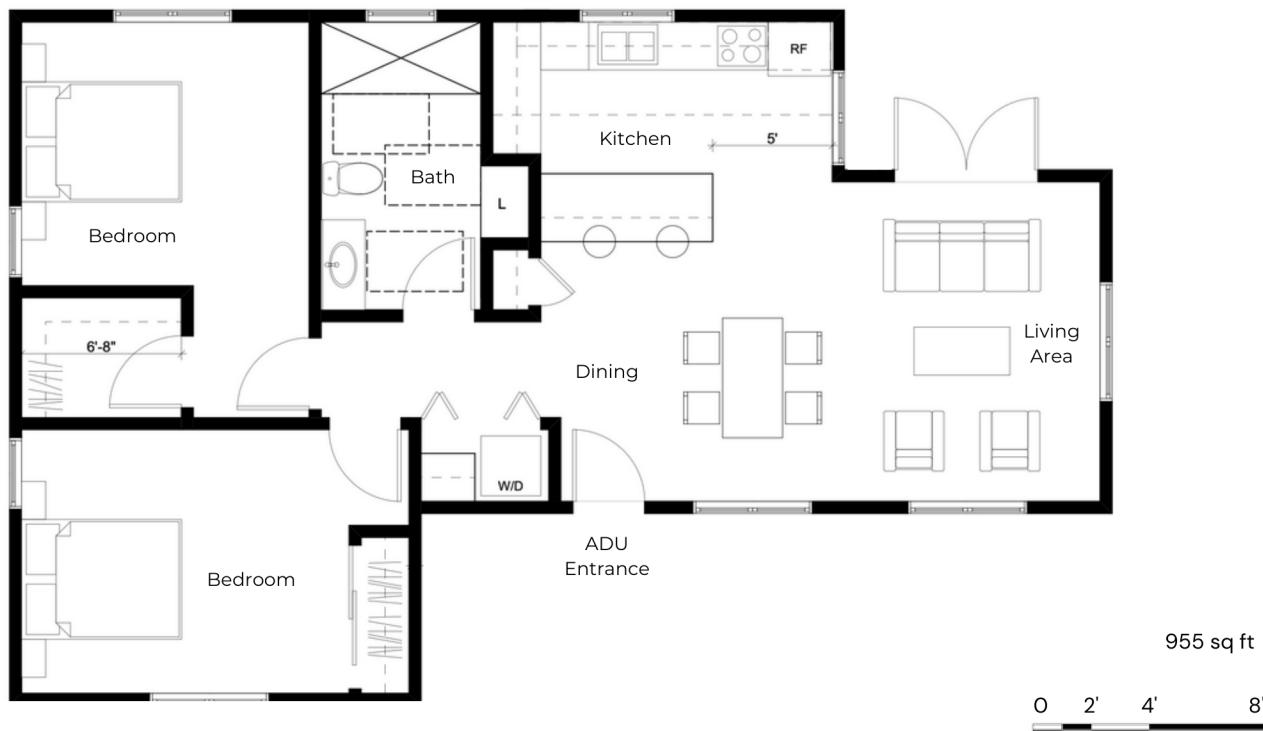
---



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

\*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

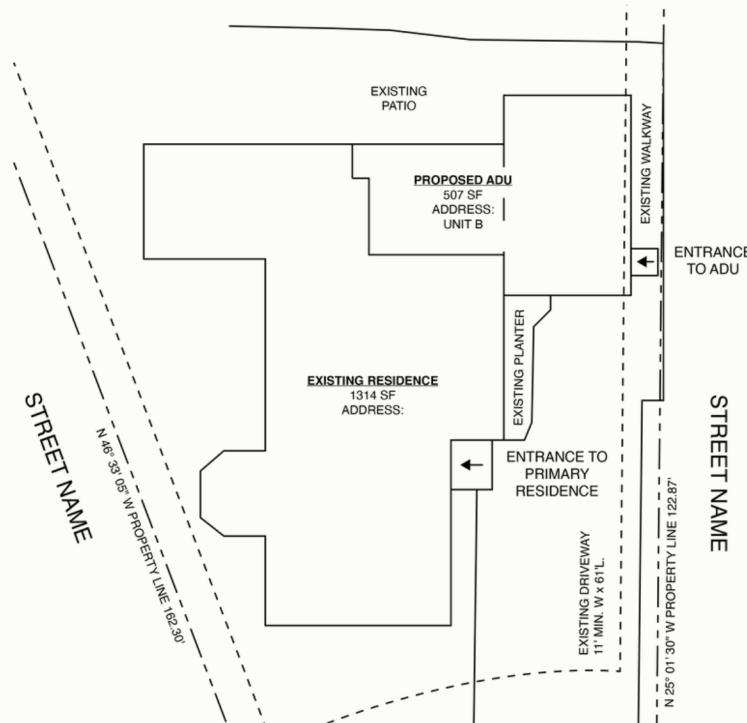
### TEMPLATE

#### 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

Copyright ©2023



COMMUNITY CATALYST

Developed by Community Catalyst  
[www.community-catalyst.com](http://www.community-catalyst.com)



MARYGOLD  
&JUNIPER |  
INTERIORS

Designed by Marygold + Juniper  
[www.marygoldandjuniper.com](http://www.marygoldandjuniper.com)



UPDATED: August 2023