

Laguna Niguel Pre-Approved ADU Program (PAADU)

Frequently Asked Questions (FAQs)

Q1: Are there parking requirements for ADUs?



Additional off-street parking is not required for Junior Accessory Dwelling Units (JADUs) or existing space converted into an Accessory Dwelling Unit (ADU); however, attached ADUs and detached ADUs require one additional parking space that can be in the driveway. There are exceptions for projects within a 1/2-mile walk of a major transit stop.

Q2: How many ADUs are allowed on one lot?



Current lots with an existing single-family residence may add either one detached ADU or attached ADU per lot, or convert existing space into one ADU. In addition to the detached, attached, or converted ADU, single-family residences may include a JADU. Current lots with multi-family buildings may convert existing space into an ADU or construct no more than two (2) detached ADUs.

Q3: What is the maximum square footage my ADU can be?



Attached and detached ADUs shall be limited to no more than 850 square feet for units with zero to one bedrooms, and 1,000 square feet for units with two or more bedrooms. The square footage of an attached ADU shall not exceed 50 percent of the habitable area of the existing primary residence or 800 square feet, whichever is less restrictive.



Q4: Can the ADU be used for short-term rentals?

ADUs are prohibited from being used as short-term rental properties and must be rented for a minimum of 30 consecutive days or longer.

Q5: Am I responsible for producing my own site plan?



Yes. Applicants will be responsible for selecting their desired ADU size from the three available sizes and deciding the exact location on their respective lot. Placement of the ADU will depend on many factors including existing structures, topography, site access, setbacks, and building separation.

Q6: Is my ADU required to look similar to the main residence?



Yes. The architectural styles available in the PAADU Program were selected to be consistent with the style of existing residences within the City. Available styles include California Ranch, Modern Farmhouse, and Mediterranean. Applicants are responsible for selecting styles that most closely resemble their existing residence.

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Q7: What are the minimum setbacks?

The minimum required setbacks will depend on your property's underlying zoning district. Front yards setbacks can range from 0-20 feet, side yard setbacks can range from 0-8 feet, and rear yard setbacks can range from 0-25 feet.



Q8: How tall can my ADU be?

ADUs can be a maximum of 16 feet in height; however, detached ADUs can go up to a maximum of 18 feet if the proposed or multifamily dwelling unit is within one-half mile walking distance of a major transit stop or a high quality transit corridor. The ADU may be an additional two feet in height to accommodate a roof pitch.



Q9: Am I required to provide fire sprinklers?

Attached or detached ADUs are not required to provide fire sprinklers unless they are required for the primary residence. If an attached or detached ADU is constructed, the primary residence is not required to add fire sprinklers.



Q10: Do ADUs require new sewer or water service connections?

No. Water and sewer service can be connected to the primary residence's water and sewer lines.



Q11: How long does it take the City to review my project?

Once the project has been submitted, it will be reviewed by the Planning Division to ensure all necessary information has been included. At this time, if the submittal package is deemed complete, the City has 30 days to review the provided site plan and either approve, deny, or provide comments to the applicant.



Q12: Am I required to pay impact fees for my new ADU?

The requirement to pay impact fees is based on the total square footage of the ADU. According to Section 9-1-35.26 of the Laguna Niguel Municipal Code, ADUs smaller than 750 square feet are not required to pay impact fees while ADUs larger than 750 square feet are subject to impact fees that are proportional in relation to the square footage of the primary dwelling unit.