

ACCESSORY DWELLING UNIT (ADU) CONVERSION

Any existing permitted space located within an existing single-family home or within a permitted accessory structure in the R-1 (Single-Family Residential) zone can be converted into an accessory dwelling unit (ADU) with approval of building permits. Existing second-story additions to detached accessory structures cannot be converted to an ADU, such as a storage room. Any proposed ADU conversion must comply with the development standards of Section 9.08.20.050 of Title 9 of the Garden Grove Municipal Code and the California Building Code, including:

- **Proof of Permits:** The property owner must provide copies of building permits for the space that will be converted.
- **Parking:** No additional parking is required for the ADU; however, if a garage conversion is proposed, the required parking spaces for the primary unit must be replaced on-site. The replacement parking can be designed as open parking spaces. The total number of required parking spaces for the primary unit is based on the number of bedrooms :

1-4 bedrooms: 4 parking spaces

5-7 bedrooms: 6 parking spaces

8 or more bedrooms: 8 parking spaces

- **Minimum Unit Size:** The minimum unit size must comply with the requirements of the California Residential Code (CRC).
- **Building Code Requirements:** All proposed ADU conversions must comply with the requirements of the California Residential Code (CRC) and all model codes, including the Plumbing Code, Mechanical Code, Energy Code, and the California Green Building Code Standards. The list of building related items that should be considered for the conversion include, but not limited to:

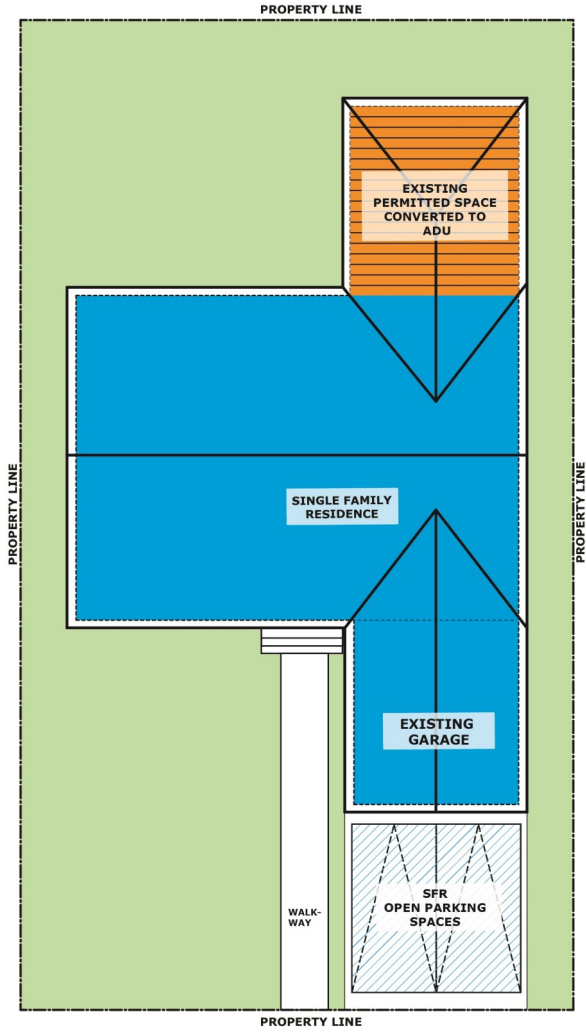
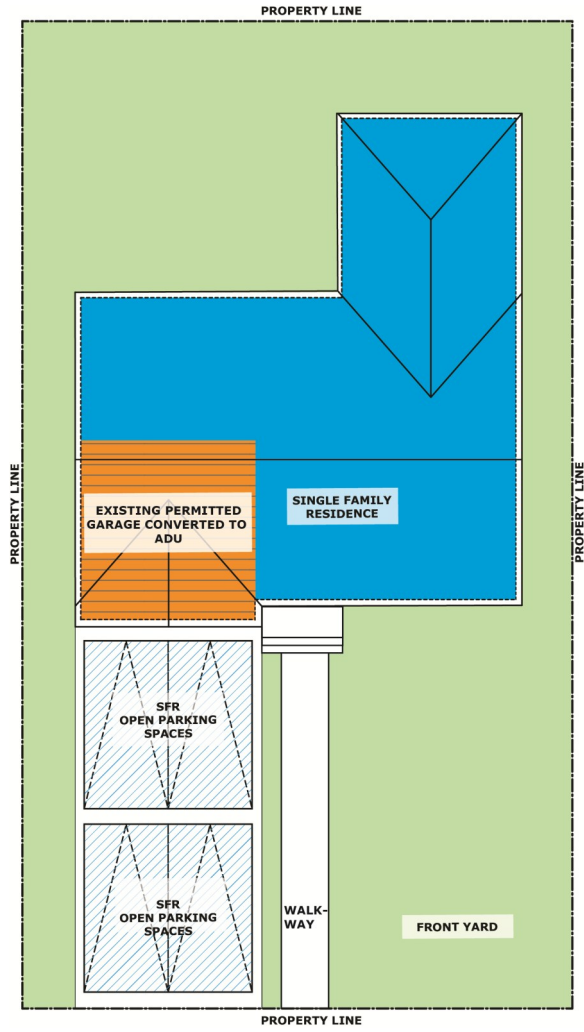
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|--------------------------------------|--|---------------------|
| ◆ Vapor barrier | ◆ Insulation | ◆ Fire separation |
| ◆ Subpanel | ◆ Heating | ◆ Egress |
| ◆ Light and ventilation | ◆ Plumbing | ◆ Roof/ceiling plan |
| ◆ Fire sprinklers
(if applicable) | ◆ Electrical, i.e., circuits,
GFI outlets, lighting | |

- Approval of an ADU requires that the property owner reside on the property and occupy one of the units.
- The ADU must be served by the same utility connections as the primary unit, and no separate utility meters will be permitted.



ADU CONVERSION EXAMPLES

ATTACHED ADU CONVERSION



DETACHED ADU CONVERSION

