

ACCESSORY DWELLING UNIT (ADU)

City of Garden Grove
Community and Economic Development Department
August 10, 2017



WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?



- An accessory dwelling unit is an independent dwelling unit from the existing single-family residence with its separate living, cooking, and bathroom facilities.
- ADUs are allowed as either ***new construction*** or ***conversion of existing permitted space***

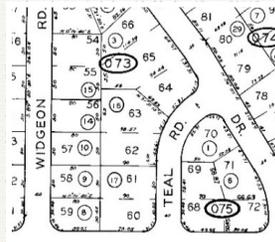
**NEW
ACCESSORY DWELLING UNIT (ADU)
CONSTRUCTION**

WHAT ARE THE REQUIREMENTS FOR THE CONSTRUCTION OF A NEW ADU?



ZONING

R-1
(Single-Family Residential)



MINIMUM LOT SIZE

7,200 S.F.



MAXIMUM UNIT SIZE

800 S.F. (2-Bedrooms)



MINIMUM UNIT SIZE

Efficiency Unit: 220 s.f.
Studio: 500 s.f.
1 bedroom: 600 s.f.
2-bedroom: 700 s.f.



PARKING

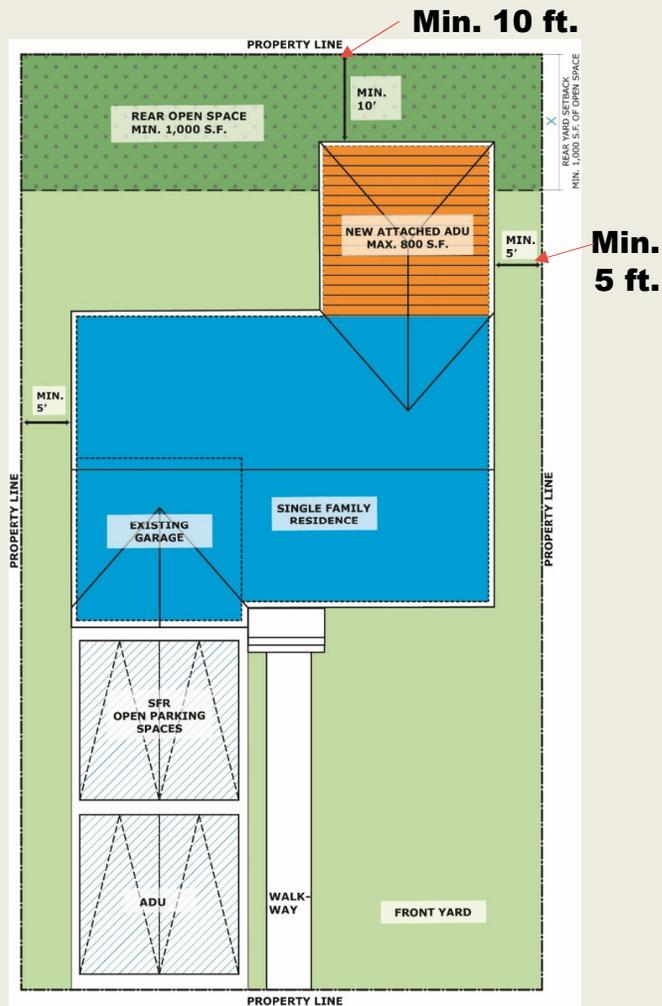
1 Open Space per Bedroom
or
No Parking if located ½ mile
from public transit



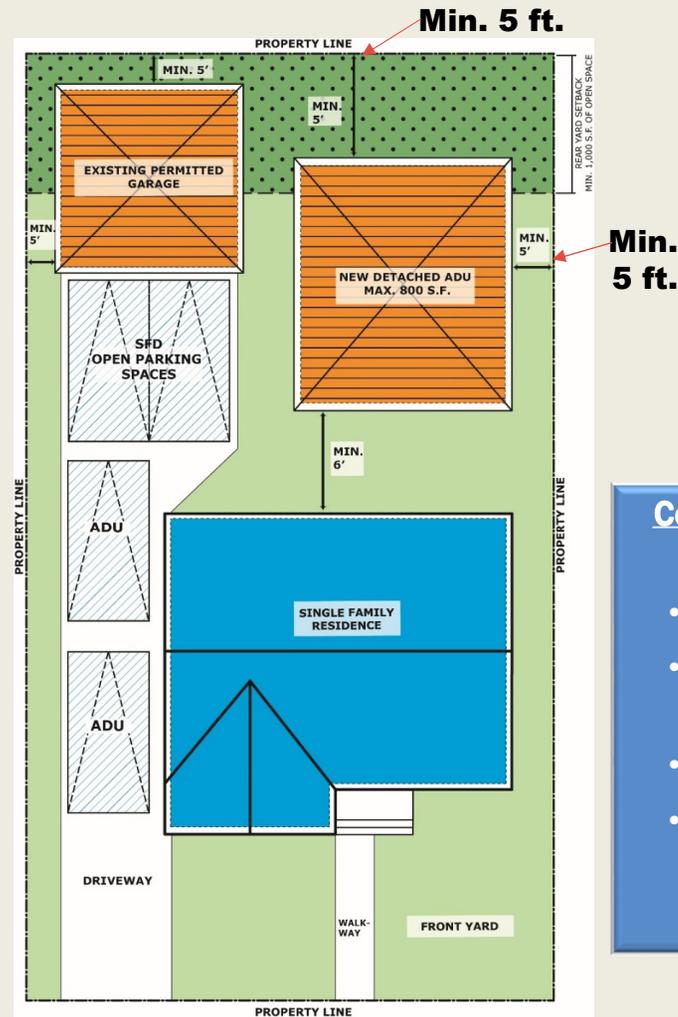
BUILDING CODE

California Code
requirements for new
construction

Attached ADU Setbacks



Detached ADU Setbacks



Comply with R-1 Development Standards

- Setbacks
- 1,000 s.f. of open space in rear yard setback
- 50% lot coverage
- 50% front yard landscaping

ACCESSORY DWELLING UNIT (ADU) CONVERSION

WHAT SPACES CAN BE CONVERTED TO AN ADU?

- ***Existing permitted, enclosed*** space within an a single-family home or accessory structure. Permit Verification Required
- ADU must be independent from the main residence and must have its own separate living, kitchen, and bathroom facilities.



Garage or Workshop



Enclosed Patio



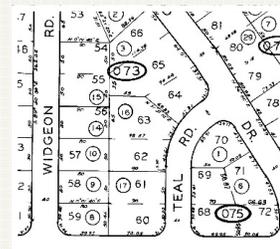
Living Space

WHAT ARE THE REQUIREMENTS FOR AN ADU CONVERSION?



ZONING

R-1
(Single-Family Residential)



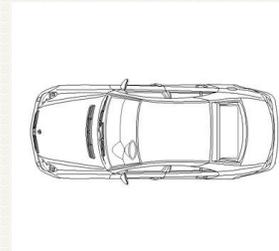
MINIMUM LOT SIZE

No requirement



Unit Size

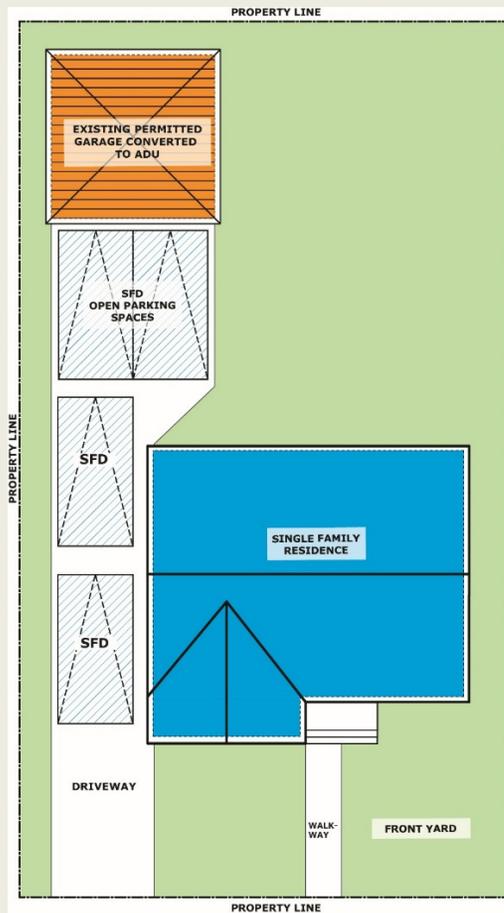
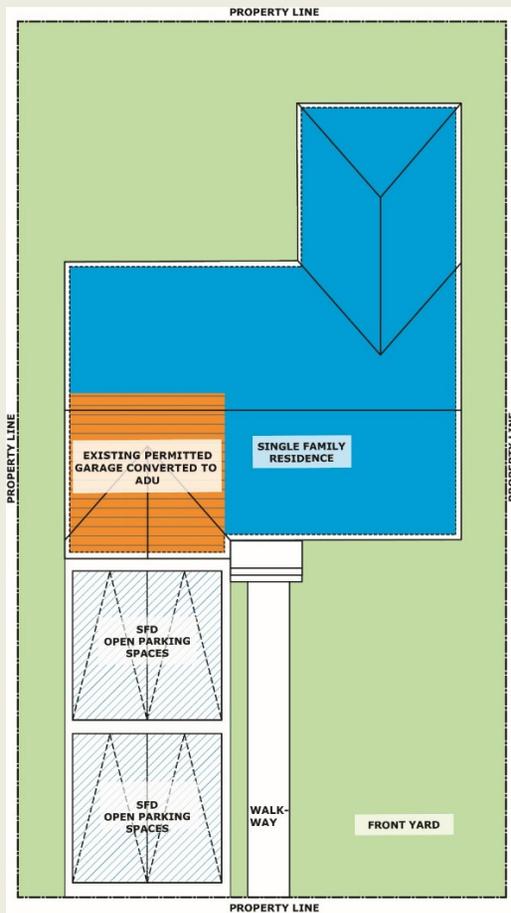
Must comply with
Building Code



ADU PARKING

No additional parking required,
but replacement parking
required for garage conversion

GARAGE CONVERSION REPLACEMENT PARKING REQUIREMENTS



- Replacement parking can be designed as **open parking** along the driveway
- The number of required open parking is based on the bedroom count of the primary unit:
 - 1-4 bedrooms: 4 spaces
 - 5-7 bedrooms: 6 spaces
 - 8 or more bedrooms: 8 spaces

ADU CONVERSION REQUIREMENTS (cont.)

- Building Code Requirements:



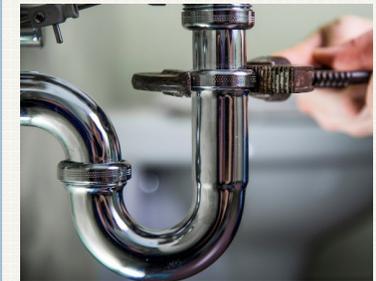
Vapor barrier under slab



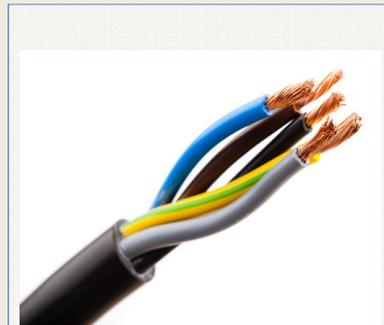
Insulation (wall, ceiling)



Heating (separate from the main unit)



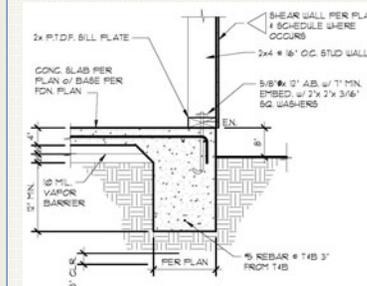
Plumbing



Electrical, i.e., circuits, GFI outlets, lighting, subpanel



Egress (door & window)



Continuous exterior footing



Structural separation between units
(No openings allowed)

OTHER ADU REQUIREMENTS



Property owner must live on the property



No separate utility meters allowed for the ADU



No short-term rental allowed



Deed Restriction required

ADU PERMIT PROCESS



1

Contact the Planning and Building Division for requirements before starting any construction



2

Comply with all zoning & building requirements



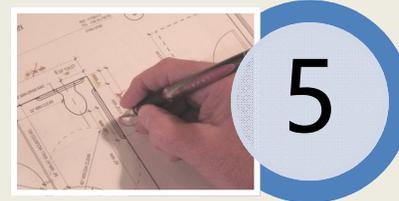
3

Complete ADU Application



4

Submit complete plans to building plan check



5

Plan check review process is 120-days



6

If plans are approved, obtain permits and start construction

PROTECT YOUR INVESTMENT



Properties must comply with all property
maintenance standards

Code Enforcement Division: (714) 741-5358
codeenforcement@ci.garden-grove.ca.us

WE ARE HERE TO HELP ANSWER YOUR QUESTIONS!

Contact us:

City of Garden Grove

Community and Economic Development Department

Planning Services Division: (714) 741-5312

planning@ci.garden-grove.ca.us

Building Services Division: (714) 741-5307

building@ci.garden-grove.ca.us

USEFUL LINKS

City of Garden Grove Webpage

www.ci.garden-grove.ca.us

City of Garden Grove Municipal Code

<http://www.qcode.us/codes/gardengrove/>

City of Garden Grove Zoning Map

<http://www.ci.garden-grove.ca.us/maps/>