

NEW ATTACHED OR DETACHED ACCESSORY DWELLING UNIT (ADU)

A new attached or detached accessory dwelling unit (ADU) can be constructed on a lot that is improved with an existing single-family home in the R-1 (Single-Family Residential) zone, and which meets the minimum development standards of Section 9.08.020.050 of Title 9 of the Garden Grove Municipal Code, including, but not limited to:

- **Minimum Lot Size:** 7,200 square feet
- **Maximum Unit Size:** 800 square feet
- **Minimum Unit Living Area:**
 - Efficiency Unit: 220 square feet based on the Building Code
 - Studio Unit: 500 square feet
 - 1-Bedroom Unit: 600 square feet
 - 2-Bedroom Unit: 700 square feet
- **Height:** One-story unit
- **Parking:**
 - 1 space per unit. Parking can be designed as tandem parking along the driveway *or*
 - No parking is required if the ADU is located within 1/2 mile of public transit. Distance verification will be required based on the route from the property to the public transit stop.
- **Setbacks:**

	Attached ADU	Detached ADU
Setbacks		
Front	20'-0"	20'-0"
Side (Interior)	5'-0"	5'-0"
Street Side	10'-0"	10'-0"
Rear*	10'-0"	5'-0"

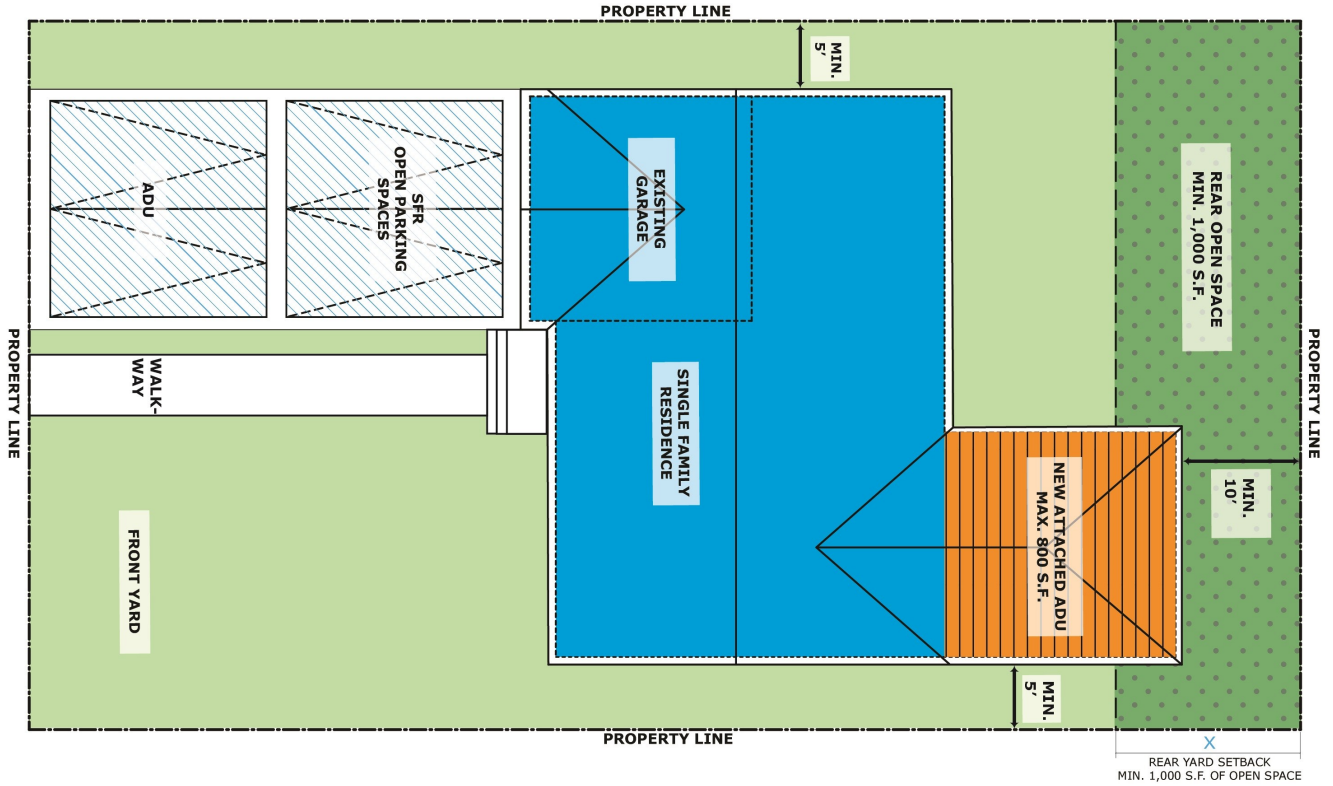
*Must maintain 1,000 square feet of open space in the required rear yard setback area (rear 20% of the lot).

- Comply with the 50% lot coverage, which includes all building and structures, and the required open parking spaces.
- Approval of an ADU requires that the property owner reside on the property.
- The ADU must be served by the same utility connections as the primary unit, and no separate utility meters will be permitted. Fire sprinklers may be required.
- New construction shall comply with the California Building Code.



NEW ACCESSORY DWELLING UNIT EXAMPLES

ATTACHED ADU



DETACHED ADU

