# SINGLE-FAMILY RESIDENTIAL
# ACCESSORY DWELLING UNIT (ADU) CONVERSION

Any existing <u>permitted</u> space located within an existing single-family home or within a permitted accessory structure in any zone permitting single-family uses can be converted into an accessory dwelling unit (ADU) with approval of building permits. Any proposed ADU conversion must comply with the development standards of Chapter 9.54 of Title 9 of the Garden Grove Municipal Code and the California Building Code, including, but not limited to:
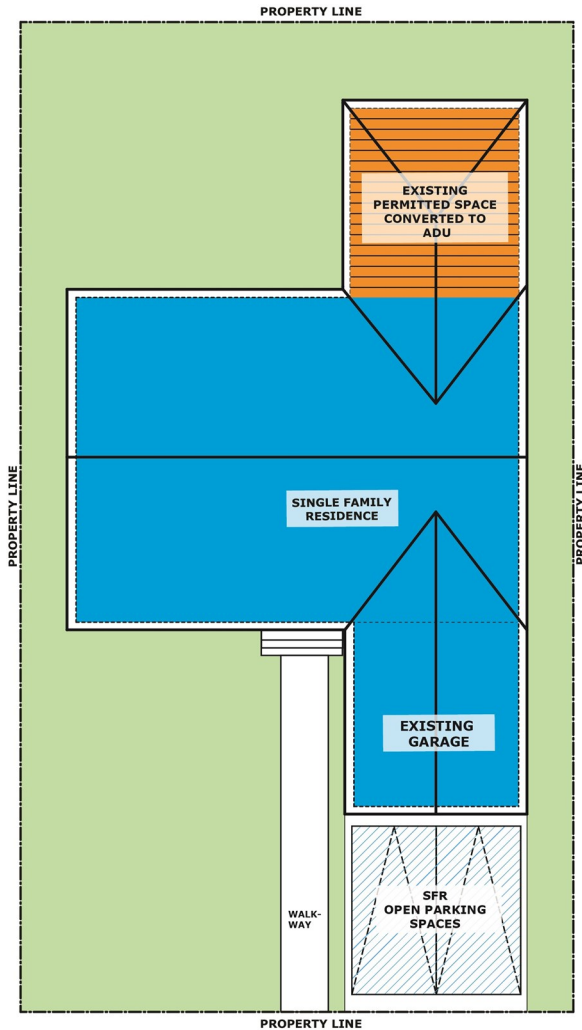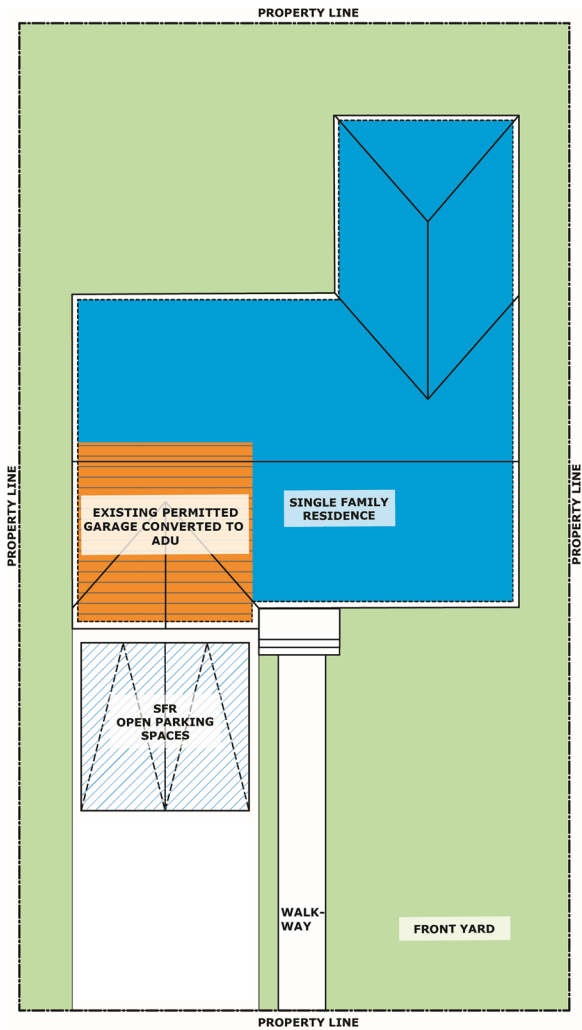
- <u>Proof of Permits:</u> The property owner must provide copies of building permits for the space that will be converted.

- <u>Parking:</u> No additional parking is required for the ADU. No replacement is required if a garage conversion is proposed.

- <u>Minimum Unit Size:</u> The minimum unit size must comply with the requirements of the California Residential Code (CRC).

- <u>Building Code Requirements:</u> 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:

| | | |
|---|---|---|
| ◆ 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 | |

- The ADU may be served by separate utilities, including water, gas, electrical, and sewer connection. Fire sprinklers are required for the ADU only if required for the main residence.

- The ADU will be issued a separate address.

- An ADU conversion within an existing accessory structure may include an expansion of not more than 150 square feet to the extent necessary to accommodate ingress and egress.

- The property owner is not required to reside on the property.

For more information, visit www.ggcity.org/planning/adu

# ADU CONVERSION EXAMPLES

## ATTACHED ADU CONVERSION

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EXISTING PERMITTED
GARAGE CONVERTED TO
ADU

SINGLE FAMILY
RESIDENCE

SFR
OPEN PARKING
SPACES

WALK-
WAY

FRONT YARD

PROPERTY LINE

PROPERTY LINE

EXISTING
PERMITTED SPACE
CONVERTED TO
ADU

SINGLE FAMILY
RESIDENCE

EXISTING
GARAGE

WALK-
WAY

SFR
OPEN PARKING
SPACES

PROPERTY LINE

## DETACHED ADU CONVERSION

PROPERTY LINE

DRIVEWAY

SFR
OPEN PARKING
SPACES

EXISTING PERMITTED
GARAGE COVERTED
TO ADU

PROPERTY LINE

PROPERTY LINE

SINGLE FAMILY
RESIDENCE

WALK-
WAY

FRONT YARD

PROPERTY LINE