

SINGLE-FAMILY RESIDENTIAL JUNIOR ACCESSORY DWELLING UNIT (JADU)

A junior accessory dwelling unit (JADU) may be constructed on a lot that is developed or proposed to be developed with a single-family home in any residential zone permitting single-family uses. The JADU must be constructed within the walls of the proposed or existing single-family dwelling, including an existing attached garage. The JADU must meet the minimum development standards of Chapter 9.54 of Title 9 of the Garden Grove Municipal Code, including, but not limited to:

- **Minimum Lot Size:** No requirement
- **Maximum Unit Size:** 500 square feet
- **Living Area Requirements:** The JADU must include an efficiency kitchen with a cooking facility with appliances, food preparation counter, and storage cabinet. The JADU may include a separate bathroom or may share the bathroom with the main residence.
- **Height:** One-story
- **Parking:** No parking required for the JADU; however, if an attached 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
- **Setbacks:** JADUs must comply with the single-family zone setback requirements.

Front	20'-0"
Side	5'-0" (interior); 10'-0 (street side)
Rear	20% of lot depth, not to exceed 25'-0"

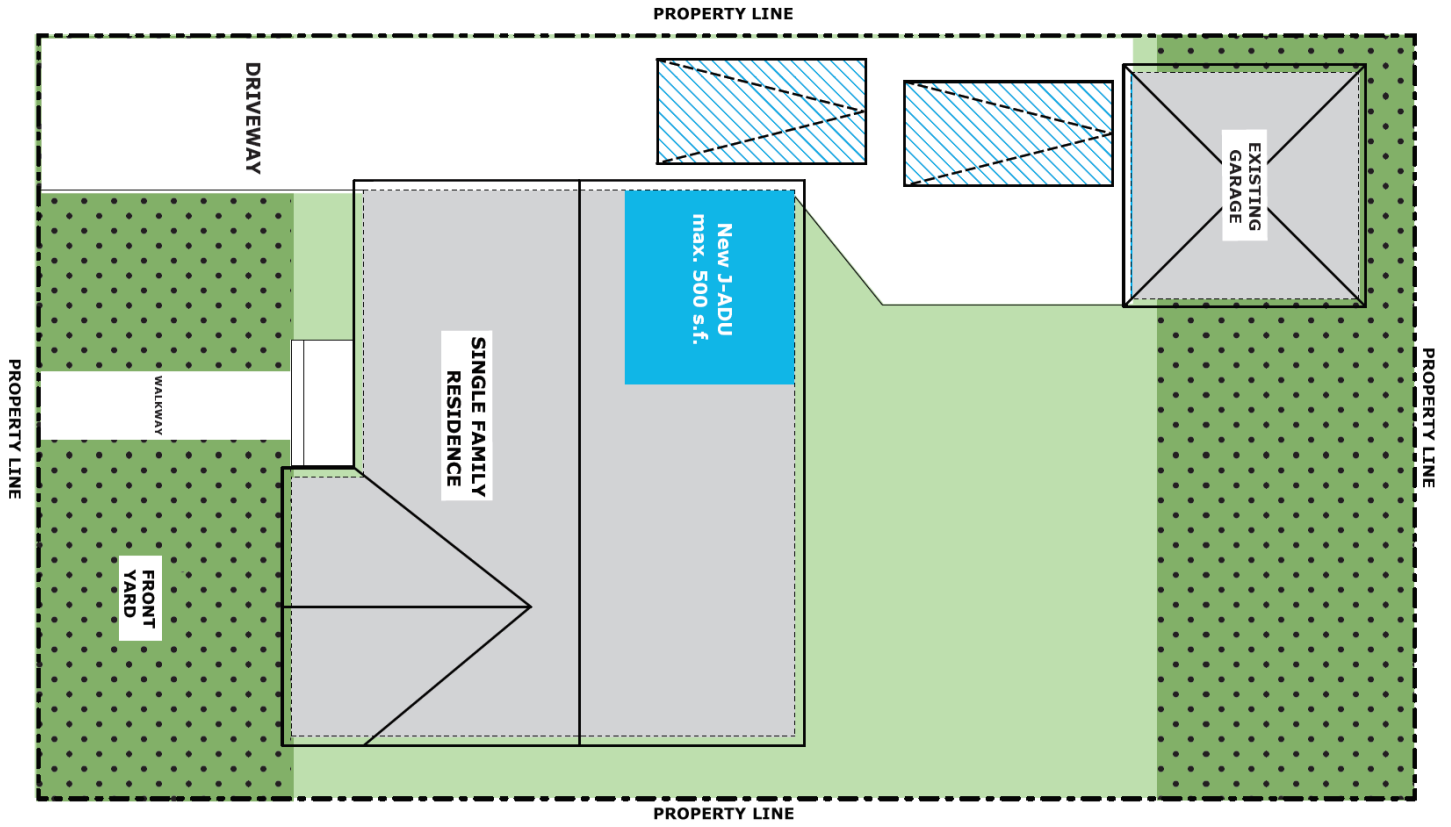
- The JADU must be served by the same utility connections as the primary unit, and no separate utility meters will be permitted. Fire sprinklers may be required.
- The JADU will be issued a separate address.
- Approval of an JADU requires that the property owner reside on the property.
- All construction shall comply with the California Building Code.
- If an JADU is constructed in conjunction with an ADU, the ADU is limited to 800 square feet in size.

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



JUNIOR ACCESSORY DWELLING UNIT EXAMPLES

ATTACHED JADU



ATTACHED JADU GARAGE CONVERSION

