

FREQUENTLY ASKED QUESTIONS

ADU – Accessory Dwelling Unit JADU – Junior Accessory Dwelling Unit

Below are frequently asked questions on the creation of an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU).

- **Where are ADUs and JADUs permitted?** ADUs conforming to the provisions of the City's ordinance are permitted on any lot that is zoned to allow single-family and multi-family residential uses. JADUs conforming to the City's ordinance are permitted on any lot that is zoned to allow single-family residential uses.
- **How large does my property need to be for me to construct an ADU?** There is no minimum lot size requirement. State law does not impose a minimum lot size.
- **Can I convert the second floor of my existing home to an ADU?** Yes. A separate exterior entrance will need to be provided for ingress and egress.
- **How many ADUs can I build on my property?** Only one ADU and/or one JADU can be constructed on a property developed or proposed to be developed with a single-family home. On properties with multi-family developments, up to two detached ADUs are allowed or one or more converted ADUs may be constructed within portions of existing multiple-family dwelling structures that are not used as livable space, up to 25% of the existing multiple-family dwelling units on the lot.
- **Can I build a two-story detached ADU?** No. The height limit of a new ADU is 16 feet, measured from grade to roof ridgeline, which only allows for a single-story ADU.
- **Can I build a new detached ADU over 1,200 square feet?** No. The maximum size of an ADU with 2 or more bedrooms is 1,200 square feet. The size of a new attached ADU is 1,200 square feet or 50% of the floor area of the primary dwelling unit, whichever is less. If the size of the primary residence is less than 1,600 square feet, the attached ADU may have a total floor area of up to 800 square feet.
- **Can I add an attached covered patio or garage to my ADU?** Yes. An attached covered patio cannot exceed 80 square feet in size. An attached garage shall not exceed 250 square feet in size. When both the covered patio and garage are attached to the ADU, the combined area of the ADU, garage, and covered patio shall not exceed 1,530 square feet. The attached covered patio and garage shall be integrated into the design of the ADU.
- **How many bedrooms can I have in an ADU?** State law does not limit the number of bedrooms within an ADU. However, there are maximum unit sizes for an ADU. A studio or 1-bedroom ADU shall not exceed 850 square feet in floor area and an ADU with two or more bedrooms shall not exceed 1,200 square feet in floor area.

- **What is the maximum size of an ADU conversion within an existing house or within an accessory structure?** There is no maximum size of an ADU that is converted from existing permitted space. In addition, the converted ADU created within an existing accessory structure may be expanded up to 150 square feet for ingress and egress purposes.
- **Does the ADU need to be architecturally compatible with the existing house?** Yes. The Municipal Code requires the ADU to be compatible in design with the existing home, which includes similar roof type and pitch, exterior finishes, and color.
- **Do I need to provide parking for an ADU?** One parking space is required for new ADUs. However, no parking is required if the property is located within ½-mile walking distance from public transit, i.e., a bus stop, or for ADU conversions.
- **Do I need to replace existing parking when demolishing or converting an existing garage, carport, or covered parking structure to an ADU?** No. When a garage, carport, or covered parking structure is demolished for the construction of an ADU or converted to an ADU, the off-street parking spaces are not required to be replaced.
- **Can I build a JADU and/or an ADU with a new single-family home?** Yes. State law allows the construction of a new ADU and/or JADU at the same time a brand new home is being constructed.
- **How large can I build a JADU?** The maximum size of a JADU is 500 square feet.
- **How large can a new ADU be if my property has a JADU?** The maximum size of a new ADU constructed on a property with an existing JADU or constructed concurrently with a JADU is 800 square feet.
- **Can my detached garage be converted into a JADU?** No. Only a garage that is attached to the home can be converted into a JADU because it is considered by the Department of Housing and Community Development (HCD) as part of the existing residential structure.
- **Do I need to provide parking for a JADU?** No parking is required for a JADU. However, if the attached garage is converted to a JADU, then the garage parking is required to be replaced on site as open parking.
- **Does the owner need to live on site when a JADU is created?** Yes. State law requires owner-occupancy of either the JADU or the single-family home. There is no owner-occupancy requirement for the construction of an ADU.
- **Can I rent out my ADU or JADU as a Short Term Rental?** An ADU and JADU shall not be rented on a short term basis, less than 30 days.



For detailed information and copies of the Garden Grove Municipal Code on ADUs, please visit www.qcode.us/codes/gardengrove/ and refer to Chapter 9.54 of Title 9, or contact the Planning Services Division by email at planning@ggcity.org or by phone at (714) 741-5312.