



DETACHED ADU



ATTACHED ADU



JUNIOR ADU



WHAT IS AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling Unit (ADU) is a residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. In 2019, the California Legislature passed legislation allowing ADUs in all zones that allow single-family and multifamily residences and found that ADUs are an essential component in addressing California's housing needs.

WHAT PERMITS DO I NEED?

Building Permit Only:

1. Converted ADU from an existing accessory structure or from within the walls of the primary single-family dwelling (maximum of 50% of the existing home floor area).
2. Junior accessory dwelling units that are 500 sq.ft. or less.
3. Detached ADUs that are 800 sq.ft or less that comply with a 4'-0" side and rear setbacks and height regulations.
4. Conversion of existing non-livable spaces within a Multi-family Dwelling.

ADUs Subject to Zoning Clearance Permit (Planning Review):

1. Detached ADUs that are greater than 800 sq.ft.
2. Attached ADUs

A building permit is required upon approval of a Zoning Clearance Permit.

All ADUs must comply with Arcadia's Objective Design Standards.

HOW MANY ADUS CAN I HAVE ON MY LOT?

In a Single Family Zone:

1. One Attached ADU (may not be allowed with detached ADU or JADU); or
2. One Detached ADU or a JADU by itself; or
3. One Detached ADU with one JADU

In a Multifamily Zone:

1. If the lot has multi-family dwellings then there can be at least one (1) ADU and up to 25 percent of the existing multi-family dwelling units within portions of existing multi-family dwelling structures that are not used as livable areas.
2. Max two (2) detached ADUs with a minimum 4'-0" side and rear setbacks.

WHAT ARE SOME OTHER REQUIREMENTS?

All ADUs must comply with Arcadia's ADU development standards and objective design standards. The link to full ADU Ordinance can be found here: www.arcadiaca.gov/aduordinance

ANY OTHER QUESTIONS?

CONTACT US

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