



ACCESSORY DWELLING UNITS (ADUs) JUNIOR ACCESSORY DWELLING UNITS (JADUs) FREQUENTLY ASKED QUESTIONS

17855 Santiago Boulevard, Villa Park, CA 92861
Phone: (714) 998-1500 | www.villapark.org

On January 1, 2020, new laws in the State of California came into effect that reduce barriers and streamline the approval process for Accessory Dwelling Units (ADUs), as well as Junior Accessory Dwelling Units (JADUs).

WHAT ARE ACCESSORY DWELLING UNITS (ADUs)?

An ADU is an attached or a detached residential dwelling unit, which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on a lot-developed with a single-family dwelling.

WHAT ARE JUNIOR ACCESSORY DWELLING UNITS (JADUs)?

A JADU is a smaller ADU created within the walls of a proposed or existing single-family dwelling and shall contain no more than 500 square feet in size. It may have a separate entrance from the main dwelling and its own kitchen. A private bathroom is not required if the JADU has full access to a bathroom in the main dwelling. No off-street parking is required.

WHAT ARE THE DEVELOPMENT STANDARDS FOR AN ADU AND A JADU?

	ATTACHED ADU		DETACHED ADU		JADU	
Permitted Zoning Districts	E-4	R-1	E-4	R-1	E-4	R-1
Minimum Building Site Area	None		None		None	
Minimum Front Setback	30 feet	20 to 25 feet depending on lot size	30 feet	20 to 25 feet depending on lot size	Not applicable	
Minimum Side Setback	10% of lot width; not less than 10 feet, not more than 20 feet	Depends on lot size	4 feet		Not applicable	

Minimum Side Setback, Street Side	10% of lot width; not less than 10 feet, not more than 20 feet	Depends on lot size	4 feet	Not applicable
Minimum Rear Setback	25 feet	25 feet	4 feet	Not applicable
Maximum Building Site Coverage	Pursuant to City's Development Standards		Pursuant to City's Development Standards	Not applicable
Maximum Height	Pursuant to City's Development Standards		16 feet	Not applicable
Size of Structure	Pursuant to City's Development Standards		Maximum ADU size shall not be limited to less than 850 square feet for a studio and 1-bedroom units, or 1,000 square feet for 2 or more bedrooms units 50% of the primary unit, or 1,200 square feet, which is less	150 to 500 square feet
Parking¹	1 space (with exceptions)		1 space (with exceptions)	None
Architectural Design	The design of the ADU including, but not limited to, building form, materials, exterior finishes, color scheme, and landscaping shall be substantially similar to the primary unit		The design of the ADU including, but not limited to, building form, materials, exterior finishes, color scheme, and landscaping shall be substantially similar to the primary unit	Not applicable

Note:

Prior to the issuance of building permits for an ADU/JADU, a recorded Restrictive Covenant is required to be submitted to the City. Please see the Planning Division for more information.

¹ If an existing garage is converted to an ADU, no replacement parking is required.