



ACCESSORY DWELLING UNIT (ADU)

Updated: August 3, 2020. This handout reflects newly enacted CA State laws effective January 1, 2020. Be advised that this information is subject to change as state guidelines and legal interpretations are issued.

CHANGES IN STATE LAW

Due to the housing shortage in California, the State Legislature has passed significant housing related laws in the past three years to reduce restrictions on accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) construction. As a result of these updates to state law, the areas and conditions under which ADUs can be built within the City of Imperial Beach has expanded. This ADU Handout reflects the regulations permitted by new state law, effective January 1, 2020. Be advised that this information is subject to change, as state guidelines and interpretations are typically issued after the enactment of new law.

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

An accessory dwelling unit is an additional attached or detached residential dwelling unit built on a lot with an existing or proposed primary residence that provides complete, independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel where the single-family or multifamily dwelling is or will be situated. *CA Govt Code § 65852.2*



WHAT IS A JUNIOR ACCESSORY DWELLING UNIT (JADU)?

A junior accessory dwelling unit (JADU) is a residential dwelling unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure. A JADU is at least 150 square feet and is no more than 500 square feet in area. An ADU and JADU may occur on the same lot where there is an existing single-family residence. Owner-Occupancy in the single-family residence in which the JADU will be permitted is required. A recordation of a deed restriction, which shall run with the land is required and must be recorded with the County and filed with the City.

CA Govt Code § 65852.22

WHERE CAN I BUILD AN ADU?

Generally, ADUs can be built on any site that is zoned for residential use (single-family or multi-family) and contains an existing or proposed residential dwelling. Underlying zoning development standards apply so please contact our Planning Division for help and guidance by calling (619) 628-1356 or send your inquiry by email to: comdev@imperialbeachca.gov.

WHAT ARE THE REGULATIONS?

New state laws adopted January 1, 2020 supersede local ordinances. Until the City of Imperial Beach adopts an updated ADU ordinance that provides more direction related to design and other development standards in compliance with state law, *CA Govt Code § 65852.2* & *CA Govt Code § 65852.22* apply. Development standards are outlined on the back of this handout.



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Existing Structures On Site	# of ADUs Allowed	# of Junior ADUs Allowed	Size	Parking	Setbacks	Height	Owner-Occupancy	Rentals/Sales
One Single-Family Structure	One (1) ADU	One (1) JADU	Attached ADU: Max = 50% of main structure, min. 800 sq ft. Detached ADU: Max = 1,200 sq ft. JADU: Max = 500 sq ft. (must be contained entirely within the single-family residence)	None Required	Front Yard: See applicable zoning standards Side Yard: 4 feet Rear Yard: 4 feet If a garage or accessory structure is converted to an ADU, it does not have to comply with the rear and side yard setbacks.	16 feet	Owner-Occupancy in the single-family residence in which the JADU will be permitted is required. A recordation of a deed restriction, which shall run with the land is required and must be recorded with the County and filed with the City. Owner-occupancy is not required for ADUs.	The short-term rental of ADUs and JADUs is prohibited. ADUs and JADUs cannot be sold separately from the primary residence
One Multi-Family Structure	Two (2) Detached ADUs AND up to 25% of the total number of units	None						
Two detached Single-Family Structures	One (1) ADU	One (1) JADU						

Single-Family Structure on Site

Multi-Family Structure on Site

