

Community Development Department

ACCESSORY DWELLING UNIT (ADU) SUMMARY SHEET

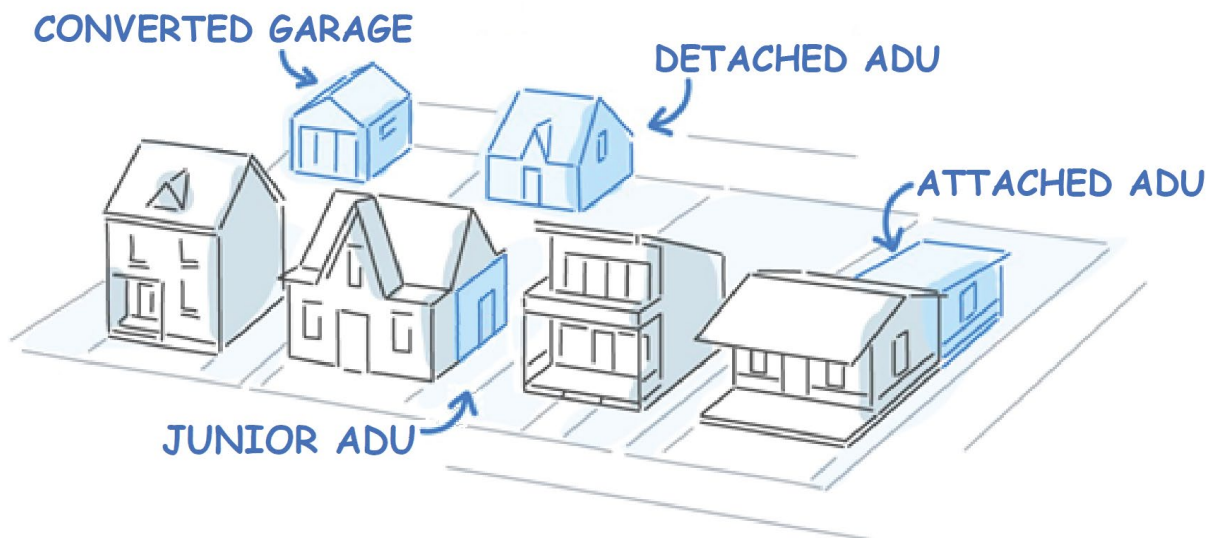
Please refer to [Sec. 9.240.290 – Accessory dwelling units](#) for the complete ADU requirements. This handout is only a summary of the requirements for Accessory Dwelling Units including Junior Accessory Dwelling Units.

DEFINITION.

ADU (Accessory Dwelling Unit): A self-contained, residential unit located on the same lot as an existing single-family home. ADUs are also known as granny flats, in-law units, backyard cottages, secondary units, and more.

ADU TYPES.

- **Detached ADU:** ADU that is constructed as a separate structure from the primary dwelling, which does not share any walls with the primary dwelling. It may be in the form of a new construction or conversion of existing detached structure.
- **Attached ADU:** ADU that is constructed as a physical expansion (i.e., addition) of the primary dwelling and shares a common wall with the primary dwelling.
- **Junior ADU:** ADU that is no more than 500 square feet in size and contained entirely within a single-family residence.



PERMITTED ZONING DISTRICTS. ADUs are permitted in all zoning districts that allow residential development.

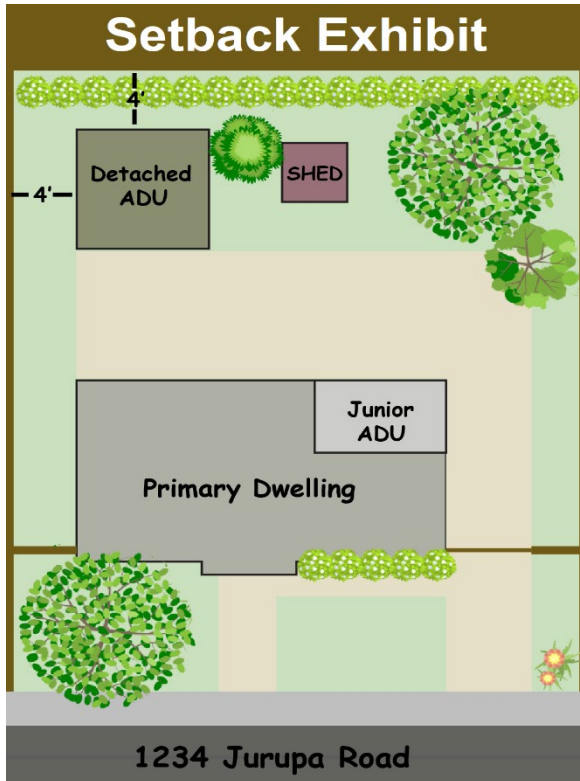
HEIGHT

- **Detached ADU:** Sixteen (16) feet maximum, unless it is constructed above a garage, in which case, the detached ADU must comply with the height limit of the underlying zone.
- **Attached ADU:** Height cannot exceed the height of the primary dwelling, unless it is constructed above a garage, in which case, the ADU must comply with the height limit of the

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underlying zone.

SETBACKS. ADUs must be set back a minimum of 4 feet from side and rear yards and must comply with the underlying zoning district's required front yard setback. No minimum setback is required for ADUs that are constructed in the same location and with the same dimensions as an existing structure.



ADU Setback Requirements	
Front	Must comply with the underlying zoning district's required front yard setback
Side	4 feet
Rear	4 feet

SIZE

- **Attached ADU:** 850 square feet maximum or 1,000 square feet maximum with more than one (1) bedroom. Cannot exceed 50% of primary dwelling.
- **Detached ADU:** 850 square feet maximum or 1,000 square feet maximum with more than one (1) bedroom.
- **Junior ADU:** 220 square feet minimum to 500 square feet maximum. The size of a shared sanitary facility does not count towards total size.

PARKING

- **Attached and Detached ADU:** One (1) off-street parking space is required for new detached ADUs unless exempt. No parking space is required for ADUs created within an existing house or when an accessory structure is converted into an ADU.
- **Junior ADU:** No additional parking required.

SEPARATE EXTERIOR ACCESS

Attached, Detached, and Junior ADU: Provide exterior access independent of the primary dwelling.

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RENTALS

- **Attached and Detached ADU:** Must be rented for a minimum of 31 days. Short-term rentals are not allowed.
- **Junior ADU:** The JADU or primary residence must be occupied by the owner of record.

DESIGN REQUIREMENTS. ADUs must have the same design, architecture, colors, and materials as the primary residence.

KITCHEN.

Junior ADU: Must include an efficiency kitchen which shall include a cooking facility with appliances and a food preparation counter and storage cabinets.

SANITATION FACILITY (BATHROOM).

- **Attached and Detached ADU:** Must have sanitation facilities.
- **Junior ADU:** It may share sanitation facilities with the primary dwelling. The gross floor area of a shared sanitation facility shall not be included in the maximum gross floor area of a JADU.

COVENANT REQUIREMENT.

Prior to the issuance of a Certificate of Occupancy of the ADU or JADU, the property owner shall record a declaration of restrictions (City's form) placing the following restrictions on the property, the property owner, and future owner(s):

1. The ADU or JADU shall not be sold, transferred, or assigned separately from the primary dwelling, but may be rented.
2. The ADU shall not be used for short-term rentals for less than thirty-one (31) days.
3. If there is a JADU on the property, either the JADU or primary dwelling shall be occupied by the owner of record.

ENTITLEMENT (ADU PERMIT) REQUIREMENTS.

Detached ADU: Approval of an ADU Permit is required for Detached ADUs larger than 800 square feet unless the Detached ADU is converted from an existing and permitted detached accessory structure with no more than a 150 square feet expansion.

ADU PERMIT SUBMITTAL REQUIREMENTS. The following items must be submitted as part of a complete ADU permit submittal:

- 1) Complete Land Use Entitlement Application;
- 2) Architectural Plans (Site Plan, Floor Plan, Colored Elevations, & Color Sample and Material Sheet);
- 3) Complete set of photographs of property;
- 4) Preliminary Title Report (6 months current);
- 5) Grant Deed;
- 6) Digital files (all items listed above in USB drive);
- 7) All items required by Sec. 9.240.290.D and
- 8) Initial deposit of \$1,400.

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BUILDING PERMIT REQUIREMENTS.

Building permits are required for ADUs. Please contact the Building and Safety Department at buildingpermits@jurupavalley.org or (951) 332 6464 for information. ADUs that require approval of ADU Permit shall not be issued a building permit until the ADU Permit has been approved.

FEES. Please contact the following City departments, organizations, agencies to inquire of any required fees. These fees are case-specific and will vary on factors and scope of project. Fees from other agencies may be required.

1. **City of Jurupa Valley – Community Development Department**
8930 Limonite Avenue, Jurupa Valley, CA
Phone: (951) 332-6464
Email: planninginfo@jurupavalley.org
2. **City of Jurupa Valley – Building & Safety Department**
8930 Limonite Avenue, Jurupa Valley, CA
Phone: (951) 332-6464
Email: buildingpermits@jurupavalley.org
3. **Riverside County Fire Department – Office of the Field Marshall**
2300 Market Street, Suite 150, Riverside, CA
Phone: (951) 955-4777
4. **Jurupa Unified School District (JUSD)**
4850 Pedley Road, Jurupa Valley, CA
Phone: (951) 360-4100
5. **Jurupa Area Recreation and Park District (JARPD)**
8621 Jurupa Road, Jurupa Valley, CA
Phone: (951) 361-2090
6. **Southern California Gas Company**
Phone: (909) 307-7070
7. **Southern California Edison**
Phone: (800) 655-4555
8. **Water and Sewer Districts/Agencies.**
 - a. **Jurupa Community Services District (JCSD)**
11201 Harrel Street, Jurupa Valley, CA
Phone: (951) 685-7434
 - b. **Rubidoux Community Services District (RCSD)**
3590 Rubidoux Blvd, Jurupa Valley, CA
Phone: (951) 684-7580
 - c. **Santa Ana River Water Company**
10530 54th Street, Jurupa Valley, CA
Phone: (951) 685-6503