



ACCESSORY RESIDENTIAL DWELLING UNITS

City of Murrieta – Development Services Department
1 Town Square, Murrieta CA 92562

This Information Bulletin outlines the development requirements for constructing an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU).

While this form is meant to provide a summary of the State ADU regulations (as of January 1, 2020), which have also been adopted by the City, a complete summary of the regulations can be found on the California Department of Housing and Community Development (HCD) website. It should be noted that all accessory residential unit types must meet all fire and structural safety standards.

I. OVERVIEW

Aside from traditional market-rate construction, there are alternative housing models that contribute to addressing home supply and affordability such as ADUs and JADUs. ADUs can be integrated into existing or proposed single-family (SF) and at multi-family (MF) properties in a variety of ways including converting a portion of an existing house, adding to the existing house, converting an existing garage(s), storage areas, boiler rooms or constructing a new detached structure. ADUs and JADUs offer a multitude of benefits:

- Low Cost to Build & Affordable-by-Design

Accessory units require no public subsidy and cost anywhere from \$10,000 for a simple bedroom conversion to \$200,000 for a high-end companion unit.

- Provide Income to Homeowners

ADUs and JADUs help create a new income stream.

- Environmentally Friendly

Accessory units have a low-carbon footprint, using less water, electricity and construction materials. A small detached ADU can save 26,000 pounds of CO₂ emissions per year.

- Flexibility for Changing Households

The makeup of today's household is rapidly changing. Many families are now made up of single parents and/or extended families. Traditional SF homes are often not well suited to the demands associated with this new shift in family structure. ADUs and JADUs are perfect for single people, couples, and seniors who want to age in place, or for small families.

Documents Referenced in this Information Bulletin

- [HCD – ADU and JADU Regulations](#)
- Building Permit Application, [DS#147](#)
- Building Permit Fees, [IB#106](#)
- Accessory Dwelling Units, [MMC §16.44.160](#)
- Accessory Structures, [MMC §16.44.150](#)

II. TYPES OF ACCESSORY UNITS

A. Accessory Dwelling Unit (ADU)



An ADU, sometimes referred to as a 2nd dwelling unit, is an attached or detached residential dwelling unit that provides complete independent living facilities for one or more people. An ADU includes permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU may be rented, but only for a term longer than 30 Days.

B. Junior Accessory Dwelling Unit (JADU)



A JADU is similar to an ADU, but are typically smaller and have unique standards. JADUs are attached to the main single-family residential dwelling unit. A separate entrance from the main home is required. An efficiency cooking area is required to be provided within the unit. It may include independent sanitation within the unit or with shared facilities with the existing residence. No additional parking is required. A JADU may be rented, but only for a term longer than 30 Days.

C. Guest Living Quarters



A Guest Living Quarters, which is sometimes referred to as a Granny Flat or a Guest House, can be an attached or detached unit for temporary use by guests or family members of the primary residence. A Guest House does not include a kitchen or wet-bar

and are regulated as Accessory Structures. Guest Houses may not be rented.

D. Park Model Trailers



Park Model Trailers, sometimes referred to as Tiny Houses, are not allowed for permanent use on private property. Pursuant to Health and Safety Code §18009.3 and §18010, PMT's are considered to be *recreational vehicles* --- they are not a type of mobile or modular home that has been approved/certified by HCD for permanent habitation.

III. ADU DEVELOPMENT STANDARDS

Construction of an ADU is allowed "by-right" (building permit only) provided the following are met:

- A. SF or within a Mixed-Use Zone - the ADU is either attached to an existing or proposed single-family (main) residence or detached and on the same legal lot as the main residence.
1. In order to qualify for an ADU, the property must have an existing main residence; or the ADU is to be constructed concurrently with main residence.
 2. If attached to the main residence, ADU shall not exceed 50% of the total floor area of the main residence.
 3. If detached from the main residence, ADU shall not exceed 1,200 square feet of floor area.
 4. An ADU may be combined with a JADU within the existing or proposed main residence.
- B. MF locations - ADUs are allowed "by-right" (building permit) provided the following are met:
1. Two ADUs that are located on a lot that has an existing MF dwelling, but are detached from that MF dwelling;
 2. One ADU within an existing multi-family dwelling and up to 25% of the existing MF non-livable space can be converted to ADUs. Examples of areas could include: existing storage areas, boiler rooms, etc.
- C. ADUs must meet the CA Residential Code for "Efficiency Dwelling Units" and provide a 'living room' of not less than 220 square feet; an additional 100 square feet must be provided for each occupant in excess of two (CRC§1208.4). A 'living room' is defined as the combined habitable square footage in an ADU dedicated for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage,

or utility space or similar areas are not considered habitable (living room).

- D. Must contain permanent kitchen and separate bathroom facilities.
- E. An attached ADU must have a separate entrance from the main residence.
- F. ADU setbacks standards include the following:
1. Four foot minimum setbacks for rear and side yards per zoning standards.
 2. Existing setbacks are allowed to be maintained for an existing legal detached garage or existing accessory structure that is converted to an ADU per zoning standards.
 3. New ADU setbacks are allowed to conform to a legally demolished structure, provided that the construction of the proposed ADU is within the same footprint per zoning standards.
 4. Please note: ADU setback separation has to meet all applicable fire and safety standards.
- G. No additional off-street parking is required for ADUs that meet one of the six below conditions; otherwise one space shall be provided on-site:
1. ADU is within half mile "walking distance" from public transit;
 2. ADU is within an established historic district;
 3. ADU is within an area where on-street parking permits are required, but not offered to the ADU occupants; or,
 4. ADU is located within one block of a car share area.
 5. ADU is part of existing primary residence or existing accessory structure.
 6. Additionally, if the ADU is proposed to be located within a garage, no parking for the ADU and replacement parking is required.

IV. JADU DEVELOPMENT STANDARDS

Construction of a JADU is allowed "by-right" (building permit) provided the following standards are met:

- A. Are limited to single-family locations.
- B. A maximum of 500 square feet in size.
- C. One JADU is allowed - provided it is contained within the main residence.
- D. An efficiency cooking area is required to be within unit.

- E. A separate entrance from the main dwelling unit or accessory unit is required. An internal connection is not required, unless there is a shared restroom facility with the main home.
- F. No separate water, sewer or power connection is required.
- G. No parking is required for a JADU.

V. GENERAL STANDARDS FOR ALL ADUS

- A. Expansion of not more than 150 square feet beyond the same physical dimensions as the existing structure. Expansion beyond the physical dimensions shall be limited to accommodating ingress and egress.
- B. At SF locations the exterior roofing, trim, walls, windows and the color pallet of the ADU or JADU shall incorporate the same features as the main dwelling unit.
- C. At MF locations, the exterior roofing, trim, walls, windows and the color pallet of the ADU addition shall incorporate the same features as the existing building that the ADU would be provided within. For detached ADUs, it shall be reflective of the nearest building as measured from the wall of the existing building to the nearest wall of the proposed unit.
- D. Pursuant to AB 670, private restrictions such as Conditions, Covenants and Restrictions (CC&Rs) can no longer restrict or prohibit ADUs or JADUs.

VI. ADU PERMIT REQUIREMENTS

- A. ADUs require review and approval of a Building Permit Application.
- B. Applicable floor plans of the existing main residence, existing accessory structures, and MF structures shall be provided for the attached ADU.
- C. Applicants must provide mathematical computations of the applicable "floor area" for both the existing and proposed units.
- E. The project site may require other types of approvals (apart from the ADU approval), depending on the existing and proposed site conditions. For example, if a retaining wall is needed at the side of the lot, this may require a structural load analysis). Please check with City staff for further information prior to submittal.

VII. FEES

- A. Plan check and inspection fees apply.
- B. No impact fees upon the development of an ADU that is less than 750 square feet by the City, a special district, or local agency. There

may other "non-impact" fees by special districts or local agencies (example – plan check or inspection by the other agencies) – please verify in terms of applicability.

- C. Impact fees for an ADU more than 750 square feet are charged proportionately in relation to the square footage of the primary dwelling unit. (For example: If you have a proposed 1,000 square feet ADU, and you have an existing 2,000 square foot primary dwelling unit, you would be charged 50% on an equivalent basis).
- D. Connection fees and capacity charges are based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined by the UPC.

VIII. OPTIONS FOR SERVICE

For any related questions, please contact the Community and Project Assistance Center at (951) 461-6061 or visit <http://www.murrietaca.gov/746/Development-Services> for further information.

