



## ACCESSORY DWELLING UNIT REGULATIONS CMC Chapter 17.85

Community Development Department  
Planning Division  
400 S. Vicentia Avenue  
Corona, CA 92882  
(951) 736-2262

	ATTACHED ADU	DETACHED ADU	ADU CONTAINED WITHIN A PROPOSED OR EXISTING PRIMARY UNIT OR ACCESSORY BLDG.	JUNIOR ADU
<b>ZONING</b>	Allowed in any single family or multiple family residential zone.			Allowed in any single family residential zone.
<b>NUMBER OF ADUs PER LOT</b>	Only one ADU or JADU is allowed per lot, which shall have an existing primary unit.			
<b>OWNER-OCCUPANCY</b>	N/A			Property owner shall reside in the primary unit or JADU.
<b>RENTAL RESTRICTION</b>	ADU/JADU may be rented; however, it shall not be rented for a period less than 30 days. This also applies to the primary unit.			
<b>DEED RESTRICTION REQUIREMENT</b>	N/A			Property owner shall record a deed restriction prior to the issuance of a building permit. Refer to CMC Section 17.85.060(D) for deed restriction requirements.
<b>LOCATION</b>	ADU may be located in front of, to the side, or behind the primary unit.	ADU shall be located within a proposed or existing primary unit or accessory building.		JADU shall be located within the existing space of the primary unit and include an existing bedroom.
<b>FLOOR AREA</b>	1,200 sq. ft. maximum, provided that the ADU does not result in exceeding the maximum lot coverage prescribed by the property's underlying zone.  Larger ADUs over 1,200 sq. ft. in size are also permitted and subject to the maximum lot coverage standard.	No size limit.		500 sq. ft. maximum.
<b>INTERIOR FACILITIES</b>	ADU shall have facilities for living, sleeping, eating, cooking, and sanitation.			JADU shall include an efficiency kitchen, which shall have and be limited to the following: <ul style="list-style-type: none"> <li>• A sink with a maximum waste line diameter of 1.5 inches.</li> <li>• A cooking facility with appliances that do not require electrical service greater than 120 volts, or natural or propane gas.</li> <li>• A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.</li> </ul> <p>JADU may share a bathroom with the primary unit or have its own bathroom.</p>

	ATTACHED ADU	DETACHED ADU	ADU CONTAINED WITHIN A PROPOSED OR EXISTING PRIMARY UNIT OR ACCESSORY BLDG.	JUNIOR ADU
<b>DEVELOPMENT STANDARDS</b>	ADU shall comply with the building height, building separation, landscaping, and yard setback requirements of the property's underlying zone, except in the following: <ul style="list-style-type: none"> <li>No setback shall be required for an existing garage that is converted to an ADU; however any addition to the garage shall comply with the required setbacks of the underlying zone.</li> <li>A minimum of five (5) feet from the side and rear lot lines shall be required for an ADU that is constructed above a garage.</li> </ul>			JADU shall comply with the setbacks of the underlying zone.
<b>SEPARATE ENTRANCE REQUIREMENT</b>	ADU shall have a separate exterior access door from the primary unit			JADU shall have a separate exterior access door from the primary unit, with an interior entry door connecting the JADU to the primary unit.
<b>ARCHITECTURAL REQUIREMENTS</b>	ADU/JADU shall be architecturally compatible with the primary unit			
<b>PARKING REQUIREMENTS</b>	Parking for an ADU shall be provided in the following manner: <ul style="list-style-type: none"> <li>One parking space is required per ADU. The space may be located on an existing driveway in the front yard setback, provided that the driveway is 20 feet in depth.</li> <li>Parking space(s) shall be 9' x 20' and paved or on another surface (e.g. decomposed granite) approved by the Community Development Director.</li> <li>The front yard landscaped area shall be maintained and not be replaced in its entirety to accommodate off-street parking.</li> </ul> Parking is not required under the following circumstances: <ul style="list-style-type: none"> <li>The ADU is located within one-half mile of public transit.</li> <li>The ADU is located within a historic district.</li> <li>The ADU is part of the existing primary unit or an existing accessory building.</li> <li>When on-street parking permits are required but not offered to the occupant of the ADU.</li> <li>When there is a car share vehicle located within one block of the ADU.</li> </ul>		No parking is required. If the existing garage spaces for the primary unit are converted to an ADU, the parking spaces shall be replaced elsewhere on the lot and may be provided as covered parking, uncovered parking, or tandem parking on an existing driveway in the front yard setback. The spaces shall be 9' x 20' and on a paved surface.	No parking is required.
<b>UTILITY REQUIREMENTS</b>	Property owner shall pay a connection fee and/or capacity charge that is proportionate to the burden of the ADU, based upon either its size or the number of its plumbing fixtures, upon the water and sewer system.		The ADU is not required to have a new or separate utility connection directly between the ADU and utility, or pay a connection fee or capacity charge.	The JADU is not required to pay a connection fee or capacity charge.
<b>FIRE SAFETY REQUIREMENT</b>	Fire sprinklers are not required for an attached or detached ADU that is 1,200 sq. ft. or less in size if fire sprinklers are not required for the primary unit.  For detached Larger ADUs greater than 1,200 sq. ft. in size, fire sprinklers are required regardless of whether the primary unit is required to have fire sprinklers.		Fire sprinklers are not required for an ADU if fire sprinklers are not required for the primary unit.	Fire sprinklers are not required for a JADU if fire sprinklers are not required for the primary unit.
<b>APPROVAL PROCESS</b>	ADUs/JADUs require plan check review and a building permit.			

1. Amended per ZTA12-0001, SB 229, and AB 494.