



# ACCESSORY DWELLING UNIT GUIDE SHEET

## Corona Municipal Code Chapter 17.85

### What is an accessory dwelling unit?

An accessory dwelling unit is a secondary home that is located on the same lot as an existing or proposed single-family dwelling, multiple-family primary residential dwelling, or residential/commercial mixed-used development. An ADU is independently habitable and provides permanent provisions for living, sleeping, eating, cooking, and sanitation. There are two types:

#### 1. ADU (Accessory Dwelling Unit)

An **ADU** may be **attached** to the primary unit, **detached** from the primary unit, or **contained within the existing space** of the primary unit or of an accessory building (conversion ADU). An ADU may include an efficiency unit and a manufactured home.

#### 2. JADU (Junior Accessory Dwelling Unit)

A **JADU** must be constructed entirely within the existing primary unit. The property owner must live on the property, and a deed restriction must be in effect. A JADU requires a separate entrance and cooking facilities but may share sanitation facilities with the primary unit.

### Who can have an ADU?

Any property that is zoned for **Single-Family Residential, Multiple-Family Residential, or Residential/Commercial Mixed-Use**. There is no minimum lot size requirement. However, the property must have an existing or proposed single-family dwelling or multiple-family dwelling. The applicant must be the owner of the property.

### What kind of ADU can my property have and how many?

Single-Family Residential Property	Multiple-Family Residential Property
<p>A maximum of <b>two</b> ADUs and/or JADUs may be constructed on the lot in any of the following combinations:</p> <ul style="list-style-type: none"><li>• <u>One</u> detached ADU <b>AND</b> either <u>one</u> JADU or <u>one</u> ADU attached to the primary unit.</li><li>• <u>One</u> JADU <b>AND</b> <u>one</u> ADU attached to the primary unit.</li><li>• <u>Two</u> JADUs.</li></ul>	<p>ADUs or JADUs can be constructed within <b>up to 25%</b> of the existing multiple-family residential units on the property (i.e., a property with 20 existing units can allow up to 5 ADUs or JADUs).</p> <ul style="list-style-type: none"><li>• At least one ADU or JADU shall be constructed within an existing unit.</li><li>• Up to two (2) detached ADUs are allowed.</li><li>• Accessory structures may be converted to an ADU.</li></ul>

### What are the size regulations for an ADU or JADU?

**Minimum size requirement:** None.

**Maximum size restriction:**

- **Detached ADU:** Shall not exceed 1,200 square feet (lot coverage still applies)
- **Attached ADU:** Shall not exceed 50% of the primary unit's living area (lot coverage still applies)
- **Conversion ADU within Existing Space:** No size limit
- **JADU:** Shall not exceed 500 square feet, within existing primary residence

Existing space of a primary unit may be expanded by up to 150 square feet to accommodate ingress and egress for the ADU, as long as all fire and safety setbacks are met. This expansion does not pertain to a JADU.

No development standard shall prohibit the construction of an ADU up to 800 square feet, 16 feet in height, and with 4-foot side and rear yard setback.

## What requirements are an ADU/JADU subject to?

	Detached ADU	Attached ADU	Conversion ADU	JADU
<b>Parking</b>	Parking is required at a ratio of <b>one space per ADU or per bedroom</b> , whichever is less. Parking may be provided on an existing driveway, provided that the driveway is at least 20 feet in depth.		Parking is <b>not</b> required when an ADU is constructed within an existing primary building, accessory building, or garage. In the event of a garage or carport conversion, the parking does not need to be replaced.	<b>No</b> parking is required.

### Parking is not required when:

- The ADU is located within one-half mile walking distance of public transit.
- The ADU is located within one of the City's historic districts.
- On-street parking permits are required but not offered to the occupant of the ADU.
- There is a car share vehicle located within one block of the ADU.

Other Requirements	
<b>Building setbacks</b>	ADUs must comply with all applicable setback requirements of the zone, except: <ul style="list-style-type: none"> <li>• When converting a portion of an existing primary residence or accessory building, existing setbacks may be maintained</li> <li>• New attached or detached ADUs shall provide a minimum four (4) foot setback to the side and rear property lines</li> <li>• JADUs shall comply with the setbacks of the primary residence</li> <li>• No passageways shall be required in conjunction with the construction of an ADU/JADU.</li> </ul>
<b>Building separation</b>	A minimum of five (5) feet is required between an ADU and the primary residence. The same requirement applies between an ADU and any accessory buildings.
<b>Rental restrictions</b>	An ADU may be rented; however short-term rentals less than 30 days are prohibited. A JADU is subject to the same requirement, plus the property owner must live on the property.
<b>Entrances</b>	An ADU or JADU shall have a separate entrance from the primary residence.
<b>Fire sprinklers</b>	If the primary residence is required to have fire sprinklers, the ADU/JADU shall also be required to have fire sprinklers.
<b>Owner Restrictions</b>	The property owner cannot sell the ADU/JADU separately from the primary dwelling unit.
<b>Architectural Requirements</b>	The ADU/JADU must be architecturally compatible with the primary unit (style, roof pitch, color, and exterior material).

## Is a permit required, and how do I start?

**Yes!** First, contact the **Planning Division** to verify if an ADU or JADU is allowed on your property based on its current zoning. Next, contact the **Building Division** for permitting and plan check information. ADUs/JADUS are subject to plan check fees and other applicable fees.

**Planning Division:** (951)736-2262 or [PlanDev@CoronaCa.gov](mailto:PlanDev@CoronaCa.gov) for zoning, development standards, & ADU regulations.

**Building Division:** (951)736-2250 or [Building.Plancheck@CoronaCa.gov](mailto:Building.Plancheck@CoronaCa.gov) for plan check process and submittal requirements, plan check fees, permit fees, & other applicable fees.

**Fire Department:** (951)736-2220 or [Fire.Department@CoronaCa.gov](mailto:Fire.Department@CoronaCa.gov) for fire sprinkler information.

**Development Services Division:** (951)736-2259 or [DSCounter@CoronaCa.gov](mailto:DSCounter@CoronaCa.gov) for development impact & utility connection fees.

### Additional Information:

[CMC Chapter 17.85 \(ADU Ordinance\)](#)

[ADU Plan Check Flow Chart](#)

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