



# Ordinance Amendment Accessory Dwelling Units

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As of March 17, 2020



# ADU Legislation Background

- February 1982** • Cities may permit through CUP
- 1986 -2003** • Maximum size and ministerial approval
- 2016** • Governor signs legislation which make significant changes
- October 2019** • Present revisions



# New Legislation

October 2019

- AB 68 and AB 881
- SB 13
- AB 587
- AB 670

Effective January 1, 2020





# ADUs and JADUs

Accessory Dwelling Unit (ADU) also known as:

- Granny flats
- In-law suites
- Casitas

Junior Accessory Dwelling Units (JADU)

- Within proposed or existing residence

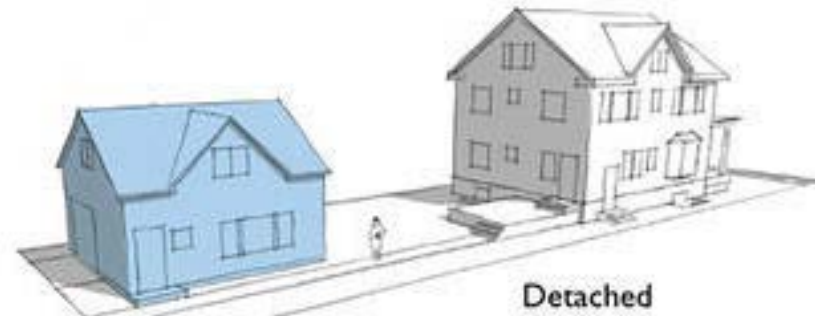
## What is an ADU?



Internal



Attached

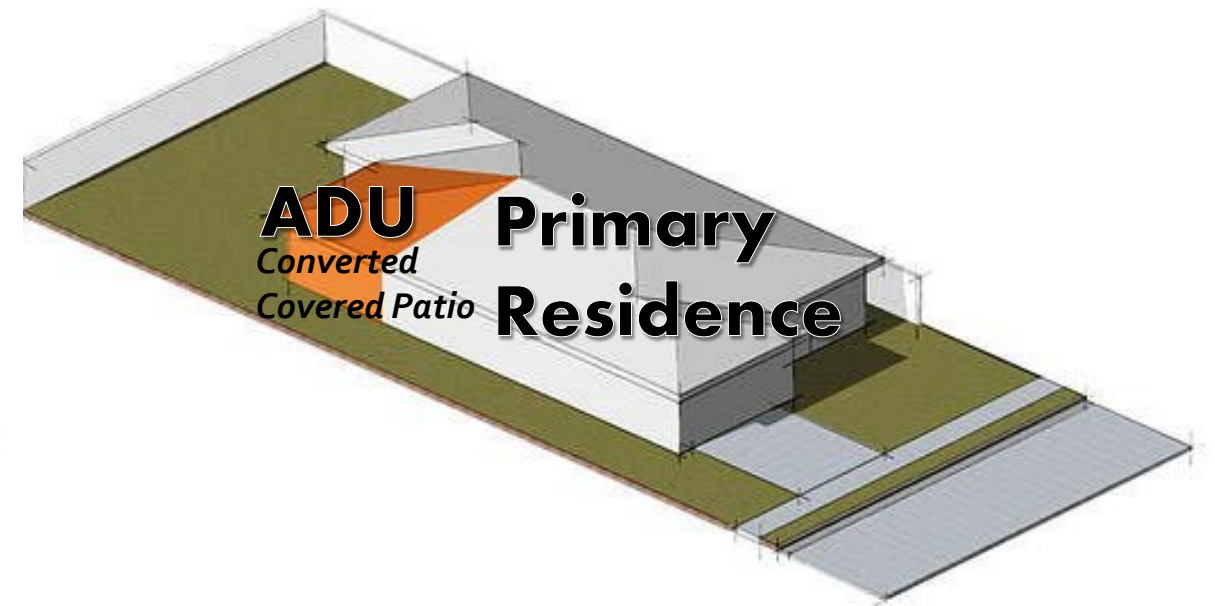
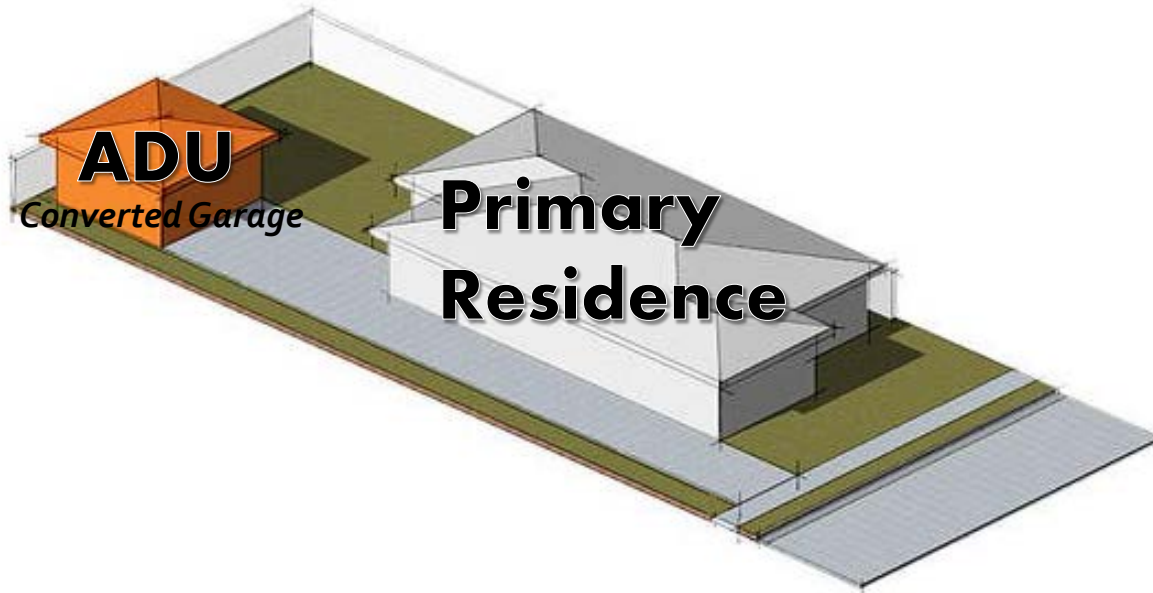


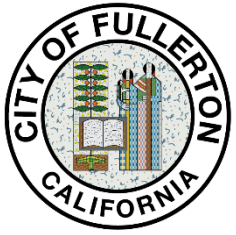
Detached



# Key Standards – Conversion of Existing to ADU

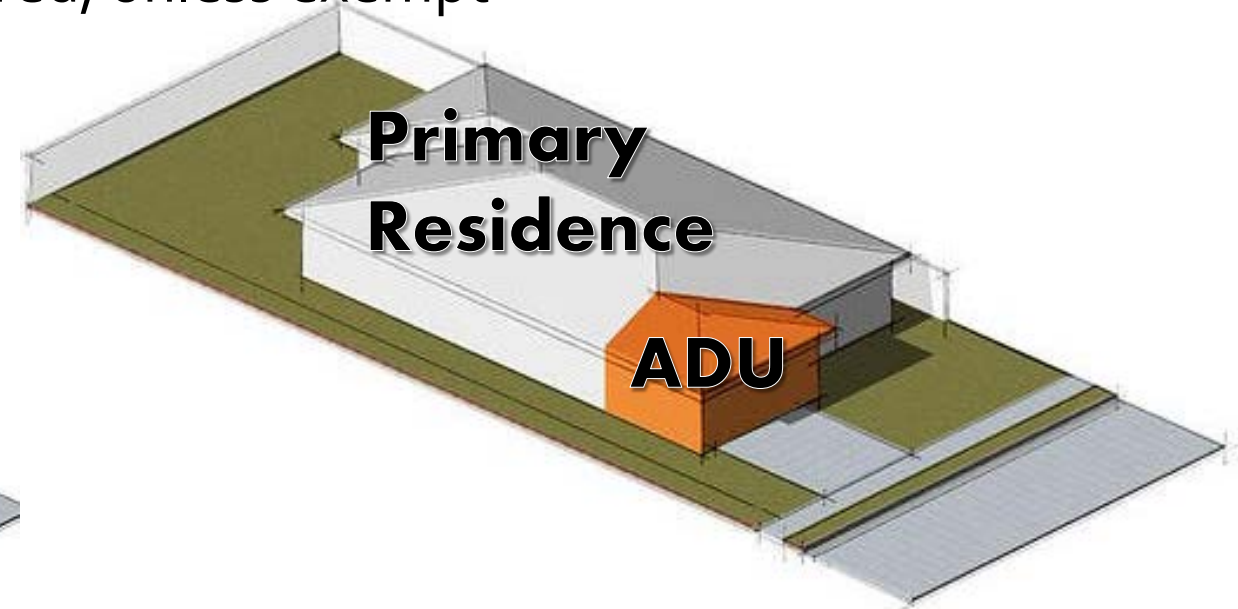
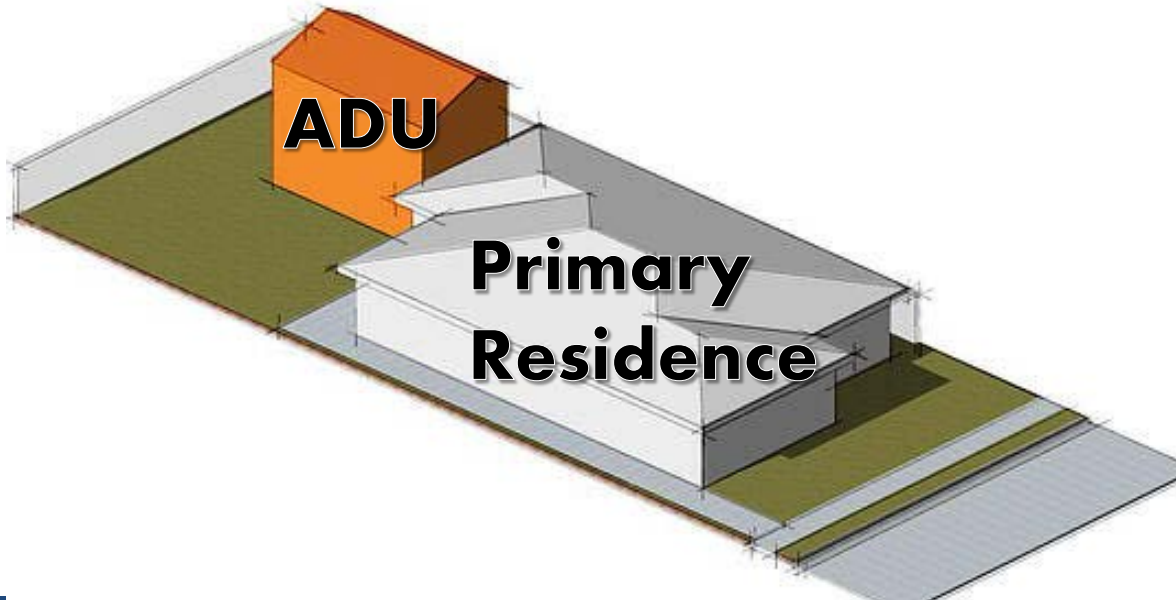
- Size is limited to existing space being converted
- Setbacks - No additional setback is required, including if an ADU is constructed above an existing building
- Parking – Not required, including replacement parking

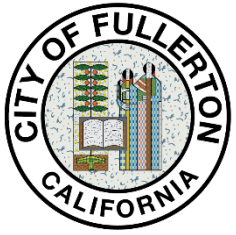




# Key Standards – New Construction of Attached ADU

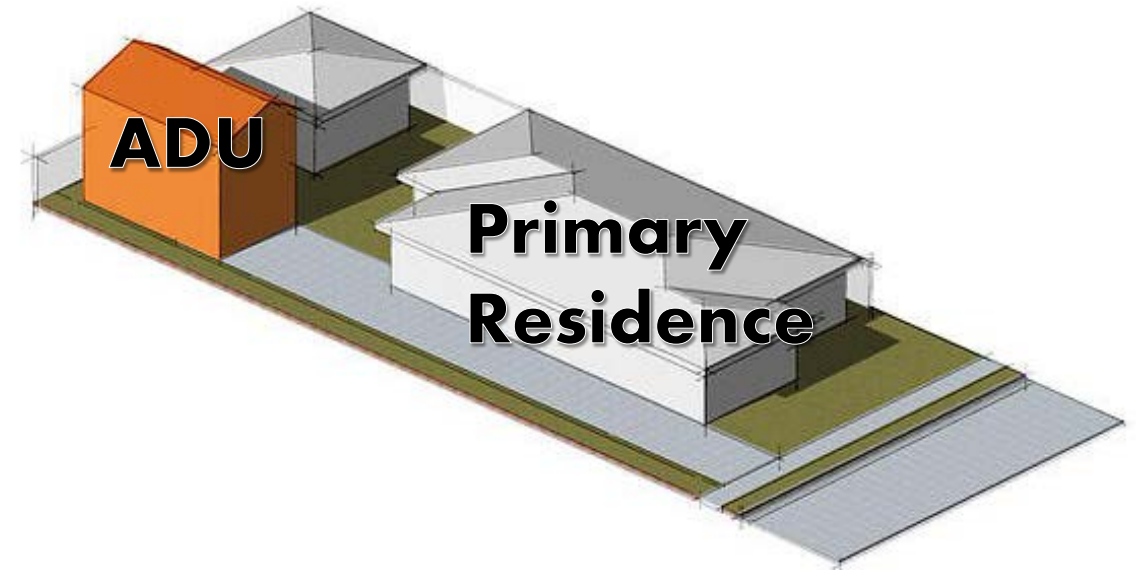
- Size – 1,000 sq. ft. or 50% of floor area of primary dwelling, whichever is greater, not to exceed 1,200 sq. ft. (800 sq. ft. “guaranteed”)
- Setbacks – Minimum 4 feet side and rear
- Height – Limited to height allowed in the zone
- Parking – (1) open parking space is required, unless exempt





# Key Standards – New Construction of Detached ADU

- Size – Not to exceed 1,200 sq. ft. (800 sq. ft. “guaranteed”)
- Setbacks – Minimum 4 feet side and rear
- Height – Limited to height allowed in the zone
- Parking – (1) open parking space is required, unless exempt





# Exemptions from Parking for New Construction ADU

**Parking for the ADU is not required if the property is located within:**

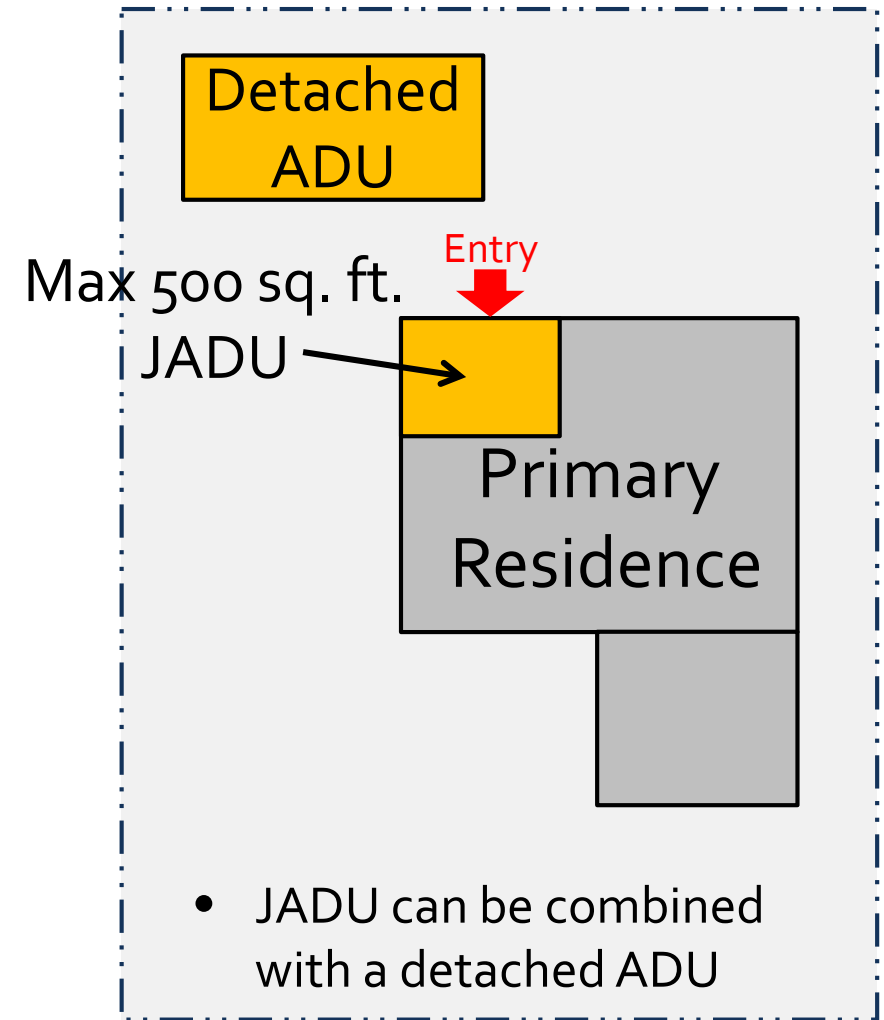
1. 1/2 mile walking distance from public transit
2. A Preservation Zone or is a listed Historic Resource and provision of parking is determined to be detrimental/contrary to historic preservation
3. One block of a car share vehicle
4. A parking permit district and permits not offered to ADU







# Key Standards – JADUs





# Key Standards – Multi-Family Residential

Properties zoned for two- and multi-family dwellings including mixed use zoning and specific plan districts:

## Conversion

- Properties containing fewer than 8 units – 1 ADU within portions of existing dwelling
- Properties containing 8 or more units – number of ADUs can be up to 25% of total existing units within portions of existing dwelling

## New Construction

- Up to two detached ADUs are permitted





# Key Standards – Office Professional

Properties zoned O-P with building originally constructed as a single-family residence:

## Conversion

- 1 ADU or JADU within portions of existing structure

## New Construction

- 1 ADU attached to or detached from existing structure





# Other State Provisions

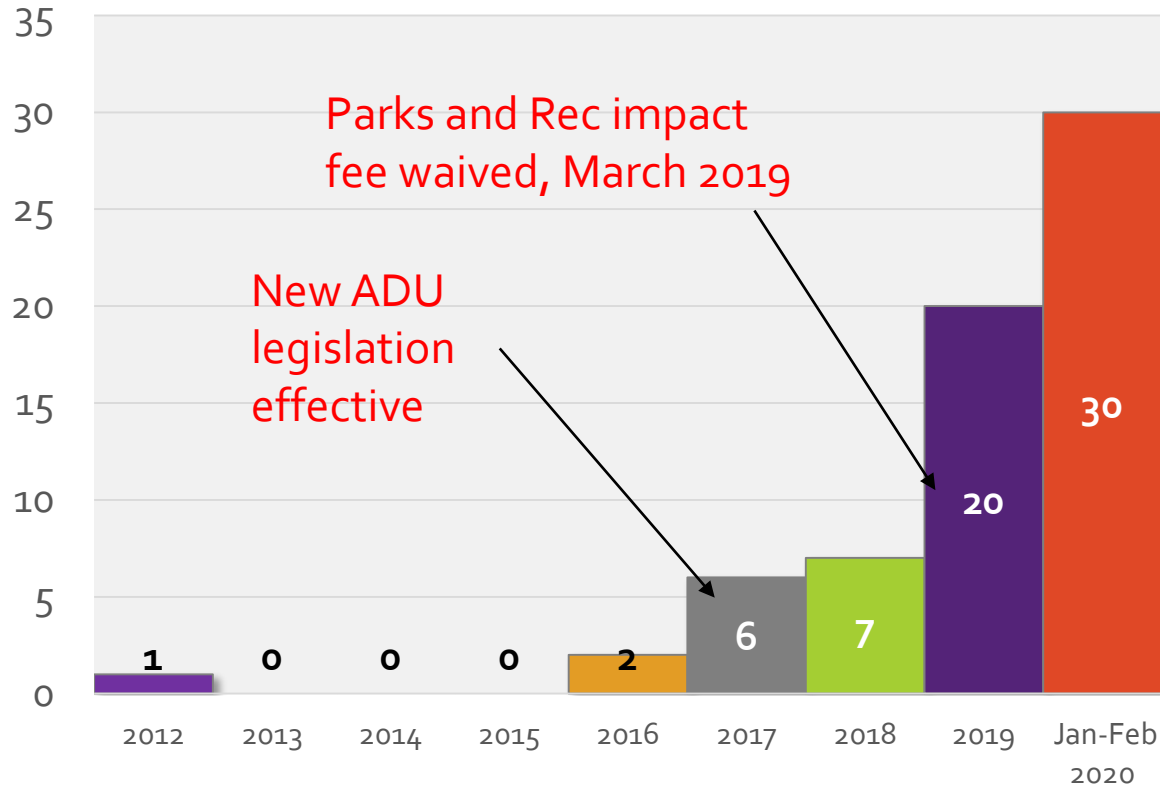
- Fire Sprinklers – Only required when required for primary dwelling
- Impact Fees – Waived
- Owner Occupancy – Only required for JADU (either unit)
- Short-Term Rentals – Prohibited for ADUs / JADUs
- Subdivision – Prohibited for ADUs / JADUs unless when developed by qualified nonprofit corporation and sold for low-income housing



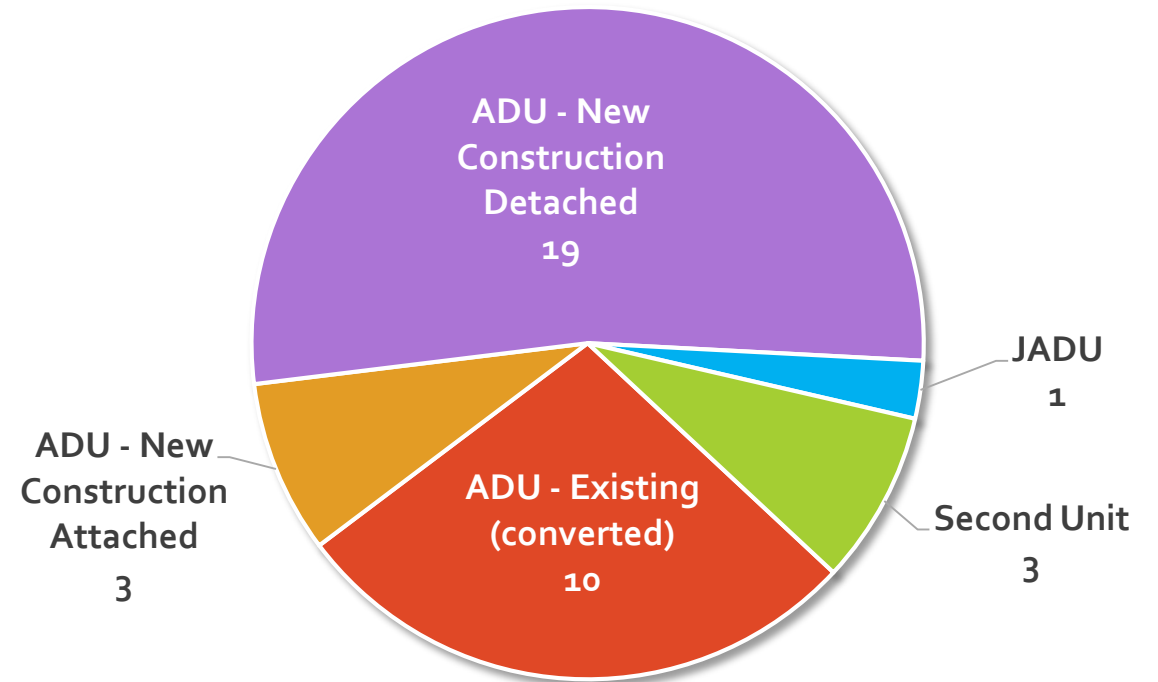


# ADU Activity 2012-Present

Accessory Dwelling Units [2012-2020]



ADUs by Type [2012-2019]



Source: 2012 – 2019 permit finals; 2020 – under construction & in plan check

The background features a large, light gray watermark of the City of Fullerton seal. The seal is circular and contains the text "CITY OF FULLERTON" at the top and "CALIFORNIA" at the bottom. In the center, there is a shield with various symbols, including a book, a scale, and a figure. The text "For Questions:" is overlaid on the seal in a large, bold, orange font.

**For Questions:**

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