

# What is an ADU?

An ADU is an Accessory to a primary residence and has complete independent living facilities for one or more persons and has a few variations:

**DETACHED:** The unit is separated from the primary structure.

**ATTACHED:** The unit is attached to the primary structure.

**CONVERTED EXISTING SPACE:** Space (e.g. master bedroom, attached garage, storage area, or similar use, or an accessory structure) on the lot of the primary residence that is converted into an independent living unit.

**JADU:** A specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence.

*“Allowing Accessory Dwelling Units within Residential Zones provides additional rental housing stock, and which are an essential component of the housing supply in California”*

IMPERIAL COUNTY PLANNING &  
DEVELOPMENT SERVICES  
DEPARTMENT

—  
(442)265-1736  
—

801 MAIN STREET  
EL CENTRO, CA 92243  
—

WWW.ICPDS.COM



# Additional Dwelling Unit

ADU



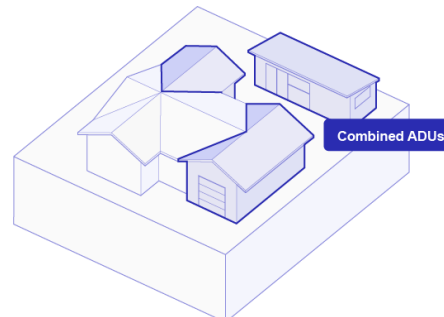
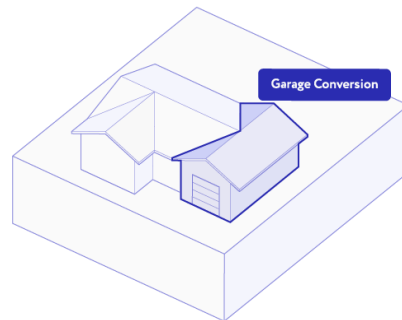
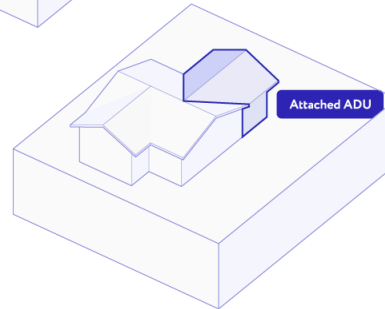
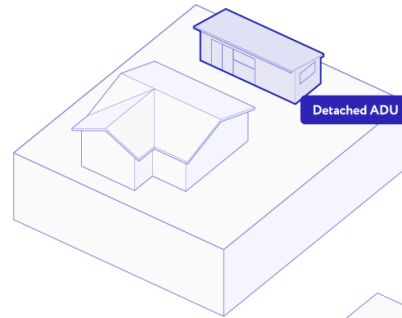
# ADU

## Accessory Dwelling Unit:

Means an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.

ADU's shall comply with the following:

- The unit shall not be intended for sale separate from the primary residence and may be rented.
- The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.
- The existing ADU is either attached to the existing dwelling or detached and located on the same lot.
- The increased floor area of an attached ADU shall not exceed 50% of the existing living area, with a maximum increase in floor area of 1,200 square ft.
- The total area of floor space for the detached ADU shall not exceed 1,200 square feet.
- No passageway shall be constructed in conjunction with the construction of an ADU.
- No setback shall be required for an existing garage that is converted to an ADU, and a setback of no more than 5 ft. from the side and rear lot lines shall be required.



# JADU

## Junior Accessory Dwelling Unit:

A unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.

- There shall be no more than one dwelling unit per one residential lot zoned for single-family residences with a residential unit already built on it.
- The single-family dwelling shall be owner-occupied.
- Must be constructed within the existing walls of the structure and requires the inclusion of an existing bedroom.
- Shall include a separate entrance from the main entrance to the structure, within an interior entry to the main living area.
- Shall include an efficient kitchen: Sink, Cooking, Food Preparation counter.
- May include separate sanitation.