



Development Services Department

FAQ for Accessory Dwelling Units & Junior Accessory Dwelling Units

April 2021

Like other cities throughout California, the City of Encinitas is experiencing a shortage of housing for many of its community members. The City has initiated various efforts to increase housing availability. One effort is to allow accessory dwelling units (ADU) to be developed on single-family and multi-family properties. This document provides an explanation of the City's requirements for ADUs and junior accessory dwelling units (JADU).

ACCESSORY DWELLING UNITS (ADU)

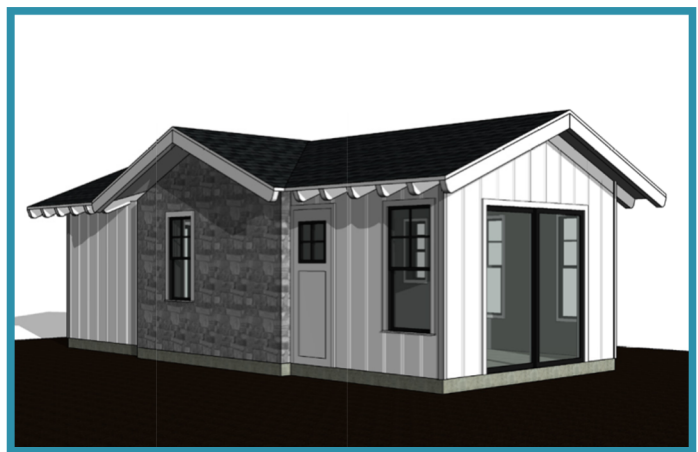
ADUs are attached or detached residential dwelling units, which are secondary in nature to a primary dwelling. Also known as "mother-in-law suites" or "granny flats," ADUs provide complete independent living facilities for one or more persons. This includes permanent provisions for sleeping, eating, cooking, and sanitation. ADUs are permitted on properties which are zoned for single-family or multi-family use. As of February 14, 2018, the City has waived its Development Services Department submittal fees for ADUs to encourage the construction of these units. An ADU can be rented for periods of 30 days or more and is not permitted to be a Short-Term Rental.

JUNIOR ACCESSORY DWELLING UNITS (JADU)

A JADU is a residential dwelling unit that is no more than 500 square feet in area, contained entirely within a proposed or existing single-family residence, and can have bath/sanitation facilities that are either separate or shared with the existing residence.

PERMIT-READY ADU (PRADU) PROGRAM

The PRADU Program encourages the construction of ADUs by offering property owners a selection of pre-approved ADU building plans. While some site-specific design work is required, including a site plan, these pre-approved plans can help a property owner dramatically reduce pre-construction costs.



* PRADU RENDERINGS



Development Services Department

FAQ for Accessory Dwelling Units & Junior Accessory Dwelling Units

April 2021

	DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS (ADU)	DEVELOPMENT STANDARDS FOR JUNIOR ACCESSORY DWELLING UNITS (JADU)
NUMBER OF UNITS	<p>Single-family: Up to one ADU and one JADU per single-family dwelling</p> <p>Multifamily: Up to two detached ADUs and at least one, or no more than 25% of the existing units in the multifamily building, conversion of existing non-habitable space</p>	<p>One JADU per existing single-family dwelling</p> <p>JADUs are not allowed in association with multifamily dwellings</p>
MAXIMUM UNIT SIZE	<p>Up to 800 square feet on any lot is allowed by-right and not subject to floor area ratio (FAR) and lot coverage requirements</p> <p>Detached: Up to 1,200 square feet or the floor area of the primary unit, whichever is less</p> <p>Attached: Up to 1,200 square feet or 50 percent of the floor area of the primary residence, whichever is less</p> <p><i>*Building separation of less than six feet is consider attached by zoning definition</i></p>	<p>JADUs can be up to 500 square feet in area within an existing or proposed single-family dwelling and/or attached garage</p> <p>JADUs must meet all development standards of the underlying zoning</p>
FRONT-YARD SETBACK	<ul style="list-style-type: none"> - Same as existing zoning - No additional setback for an existing = garage that is converted to an ADU 	<ul style="list-style-type: none"> - JADUs must meet all development standards of the underlying zoning - No additional setback required for an existing attached garage that is converter to a JADU
REAR-YARD AND SIDE-YARD SETBACKS	<ul style="list-style-type: none"> - Same as existing zoning or four feet, whichever is less - No additional setback for an existing garage that is converted to an ADU - A minimum setback of four feet shall be required for an ADU constructed above an existing garage 	<p>JADUs must meet all development standards of the underlying zoning</p>
HEIGHT	<ul style="list-style-type: none"> - 16-foot limit if applying reduced ADU setbacks - If greater than 16 feet, the existing zoning setbacks apply 	<p>JADUs must meet all development standards of the underlying zoning</p>



Development Services Department

FAQ for Accessory Dwelling Units & Junior Accessory Dwelling Units

April 2021

RENTAL	ADUs may not be used as a short-term vacation rental and can be rented for periods of 30 days or more	JADUs may not be used as a short-term vacation rental and can be rented for periods of 30 days or more
PARKING	One parking space required for newly constructed units unless the unit is: - Within ½ mile of public transit (train station and all bus stops) - Created within the area of an existing building - In a historic district	No parking is required for a JADU
ADDRESS	A separate address is required for the ADU	A separate address is required for the JADU
OWNER OCCUPANCY	No owner occupancy requirements	Owner occupancy is required in either the single-family dwelling or the JADU
INGRESS/EGRESS	- Exterior access required - Interior access is optional	- Exterior access required - Interior access is optional* <i>* JADUs may share bath/sanitation facilities with the primary residence or may have separate sanitation facilities</i>
KITCHEN	Full kitchen facilities required	Efficiency kitchen facilities required
NOT TO BE SOLD	ADUs are considered an accessory use to a primary residential dwelling and may not be sold separately, but may be rented for terms longer than 30 days	JADUs are considered an accessory use to a single-family residence and may not be sold separately, but may be rented for terms longer than 30 days
COVENANT/DEED RESTRICTION	Recordation of a covenant is required, prohibiting the sale of the unit, the use as short-term rental, and restricting the size of the unit, etc.	Recordation of a covenant is required, prohibiting the sale of the unit, the use as short-term rental, and restricting the size of the unit, etc.
FEES	- All Development Service Department fees are waived - Utility hook-up fees still apply - School fees are applied to units over 500 square feet	- All Development Service Department fees are waived - Utility hook-up fees still apply

FOR MORE INFORMATION PLEASE CONTACT:

Development Services Department - Planning Division
505 South Vulcan Avenue, Encinitas, CA 92024
Phone: (760) 633-2710 Email: planning@encinitasca.gov