



# VIRTUAL ADU 101 FORUM

City of Garden Grove

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Community and Economic Development Department

April 15, 2021



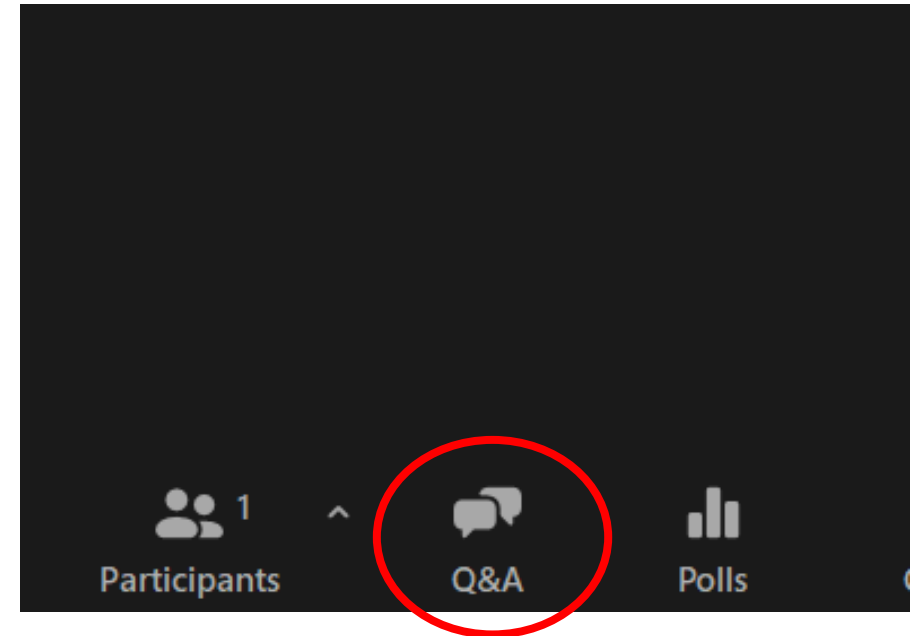
# AGENDA

Moderator – Maria Parra, Senior Planner

- **Welcome** – Steve Jones, Garden Grove Mayor
- **Introduction** – Lisa Kim, Assistant City Manager/Community and Economic Development Director
- **Accessory Dwelling Unit (ADU) Presentation**  
Presenters – Lee Marino, Planning Services Manager  
David Dent, Building Official
- **Questions and Answers**
- **Contacts and Resources**

# HOW TO ASK A QUESTION

- All participants will be on MUTE
- Please TYPE any questions into the question and answer (Q&A) box at any time during the presentation
- The moderator will read your question during the Q&A portion
- Spanish and Vietnamese translators are available to respond to questions



# WELCOME

**Steve Jones**

Garden Grove Mayor



# INTRODUCTION

**Lisa Kim**

Assistant City Manager/  
Community and Economic  
Development Director



# ADU PRESENTATION

# ZONING CODE

**Lee Marino**  
Planning Services Manager

# STATE LAW MANDATE

(EFFECTIVE JANUARY 2020)

- ADUs and JADUs allowed in all zones where residential uses are permitted
- ADUs allowed on lots developed or proposed to be developed with single-family or multi-family developments
- JADUs allowed on lots developed or proposed to be developed with a single-family home
- No minimum lot size requirement for ADUs and JADUs
- No bedroom restrictions on ADUs, but must comply with building code

**New ADU and JADU Ordinance effective April 22, 2021**



# WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?



- An accessory dwelling unit is an independent dwelling unit with its separate living, cooking, and bathroom facilities
- ADUs are allowed as either ***new construction*** or ***conversion of existing permitted space***
- ADU are allowed on ***lots developed or proposed to be developed with a single-family home or with a multi-family development*** in all zones where residential uses are allowed
- Owner-occupancy not required

# WHAT IS A JUNIOR ACCESSORY DWELLING UNIT (JADU)?

- JADU is a residential unit of no more than 500 square feet (S.F.) contained entirely within the living area of a single-family residence, including an attached garage
- JADU has its own cooking facility with appliances, food preparation counter, storage cabinets, and has independent exterior access
- JADU may have a separate bathroom or may share the bathroom with the proposed or existing residence
- JADU's are allowed on ***lots developed or proposed to be developed with a single-family home*** in all zones where single-family uses are allowed
- Owner-occupancy required

# ADUs & JADUs ON SINGLE-FAMILY LOTS

# WHAT ARE THE REQUIREMENTS FOR THE CONSTRUCTION OF A NEW ADU?

- Allowed in zones permitting single-family uses
- Lots developed or proposed to be developed with a single-family home

## ZONING



- No minimum lot size required

## MINIMUM LOT SIZE



- 850 S.F. (Studio or 1-Bedroom)\*
- 1,200 S.F. (2 or more bedrooms)\*

## MAXIMUM UNIT SIZE



- Efficiency/Studio: 220 S.F.
- 1-Bedroom: 500 S.F.
- 2-Bedroom: 700 S.F.

## MINIMUM UNIT SIZE



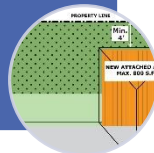
- One open space or  
No Parking if located 1/2 mile from public transit

## PARKING



- 4 feet to any side or rear property line; however, must comply with utility easements

## SETBACKS



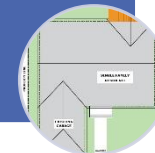
- One-story, 16 feet
- Architecturally compatible with the main residence

## ADU DESIGN



- ADUs greater than 800 S.F. must comply with lot coverage and open space requirements

## COVERAGE



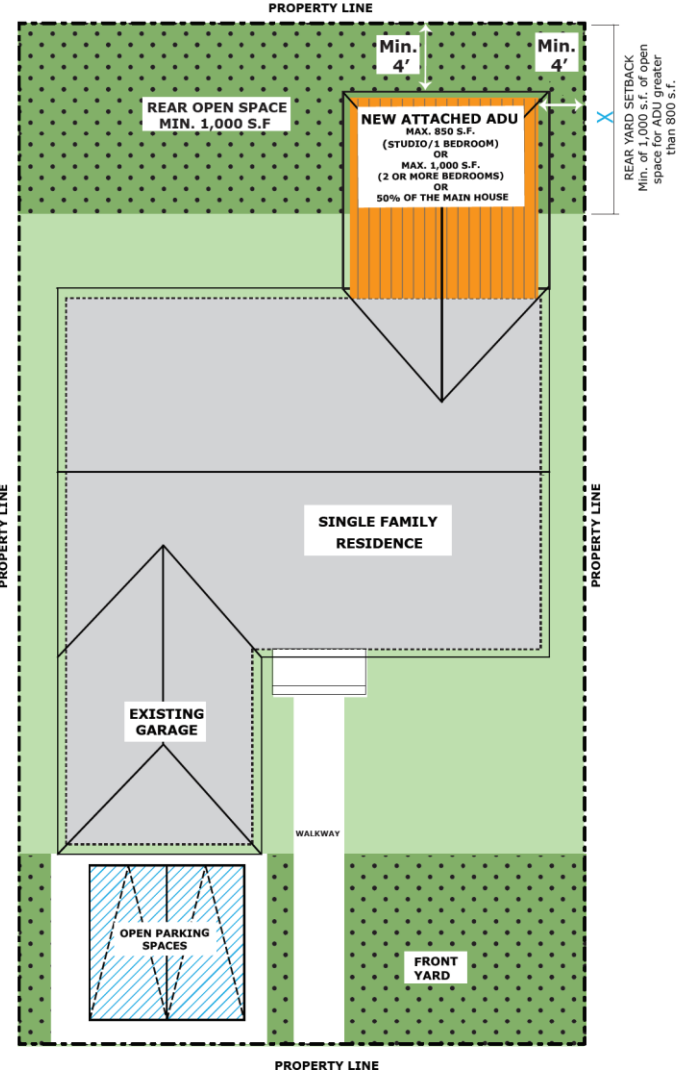
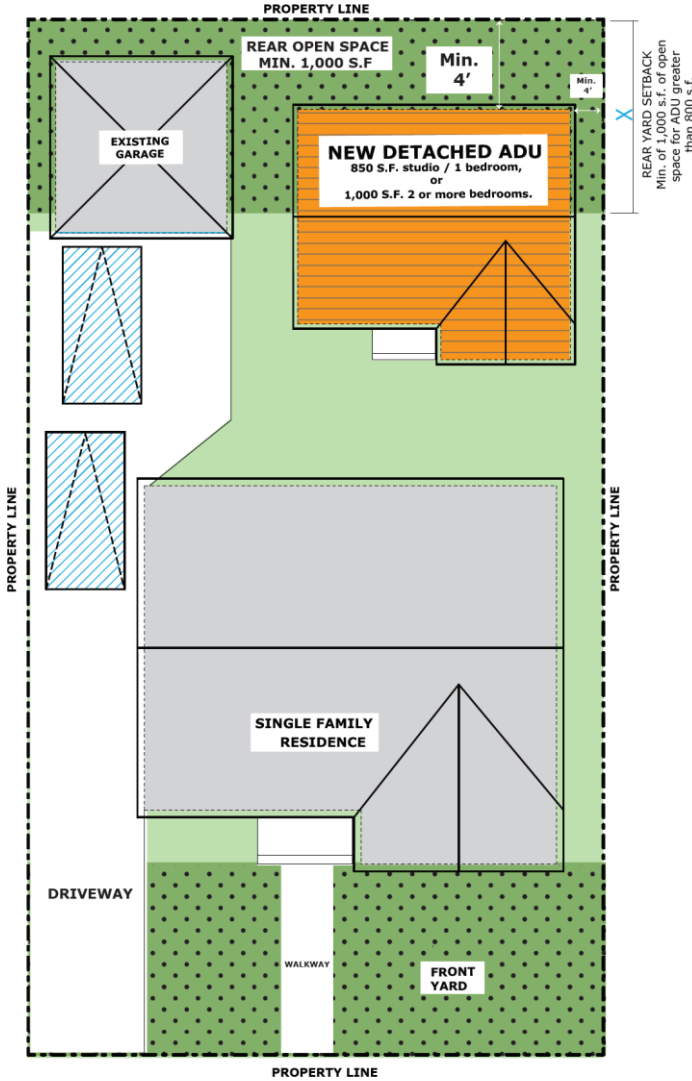
\*Attached ADUs 50% of existing living area or as noted, whichever is less

# Detached ADU

# Attached ADU

## Requirements

- One-story, 16 feet
- 4 foot side and rear setbacks; however, must comply with any utility easements
- ADUs greater than 800 S.F. must comply with 1,000 S.F. of open space in rear yard setback area **and** 50% lot coverage



NOTE: Only **ONE** ADU allowed on a lot designed as new construction **OR** ADU conversion

# WHAT ARE THE REQUIREMENTS FOR AN ADU CONVERSION?

- Allowed in all zones that allow single-family uses
- Lots developed with a single-family home

## ZONING



- No minimum lot size required

## MINIMUM LOT SIZE



- Must comply with all Building Code requirements

## UNIT SIZE



- No additional parking required
- No replacement parking required for garage conversion

## ADU PARKING





# WHAT SPACES CAN BE CONVERTED TO AN ADU?

Garage or Workshop



Enclosed Patio



Living Space



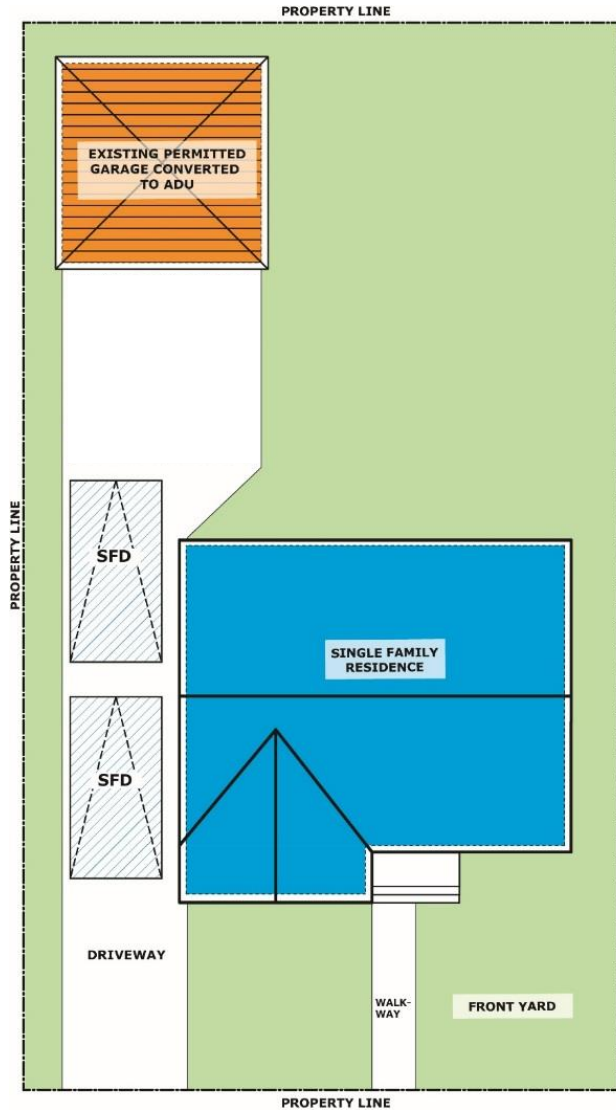
- ***Existing permitted, enclosed space*** within a single-family home or accessory structure  
Permit Verification Required
- ADU must be independent from the main residence and must have its own separate living, kitchen, and bathroom facilities

## Detached ADU Conversion

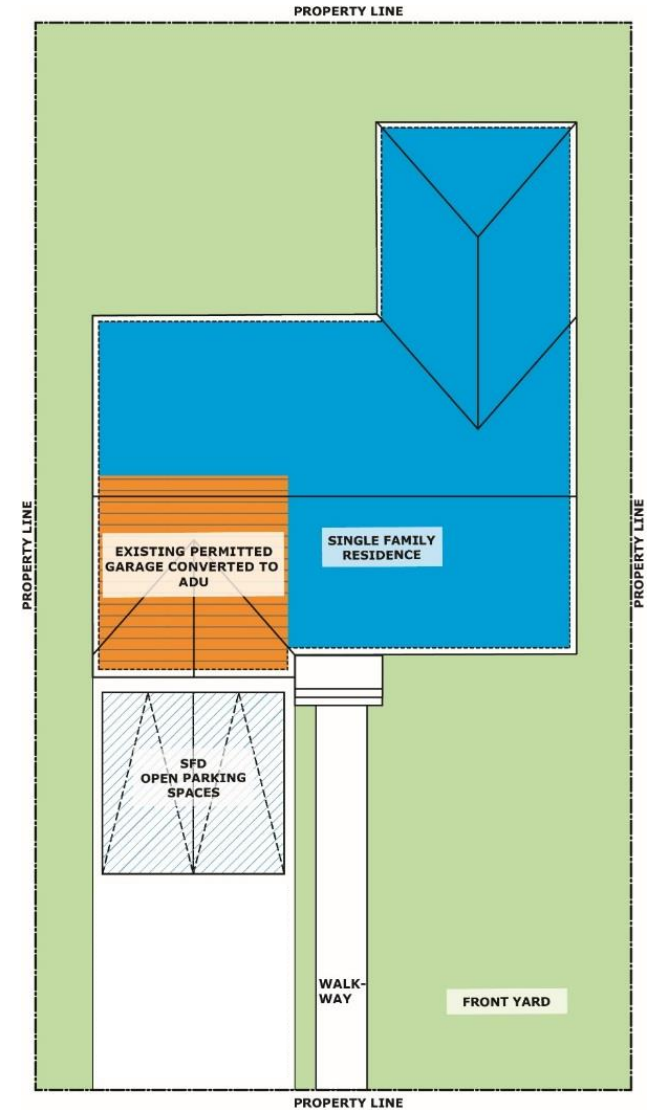
### Requirements

- Comply with all Building Code requirements
- No replacement parking for garage conversions
- Detached conversions allowed up to 150 S.F. addition for ingress and egress purposes

NOTE: Only **ONE** ADU allowed on a lot designed as new construction **OR** ADU conversion



## Attached ADU Conversion





# WHAT ARE THE REQUIREMENTS FOR THE CONSTRUCTION OF AN JADU?

- Allowed in all zones that allow single-family uses
- Lot developed or proposed to be developed with a single-family home

## ZONING



- No minimum lot size requirement

## MINIMUM LOT SIZE



- 500 S.F.

## MAXIMUM UNIT SIZE



- Separate entrance
- Cooking facility with appliances
- Preparation counter
- Bathroom

## UNIT DESIGN



- No parking required for JADU
- Replacement parking for main house required for garage conversion

## PARKING



- Property owner must reside on the property
- Deed restriction required

## OWNER OCCUPANCY



- Must comply with building code requirements

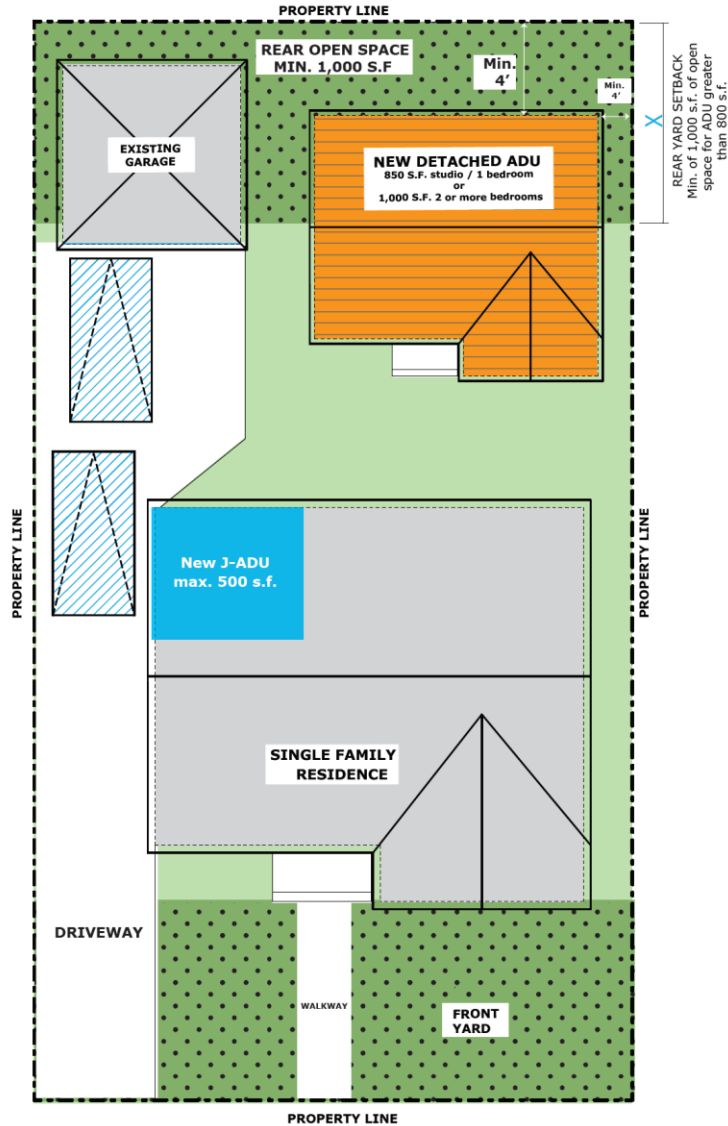
## BUILDING CODE



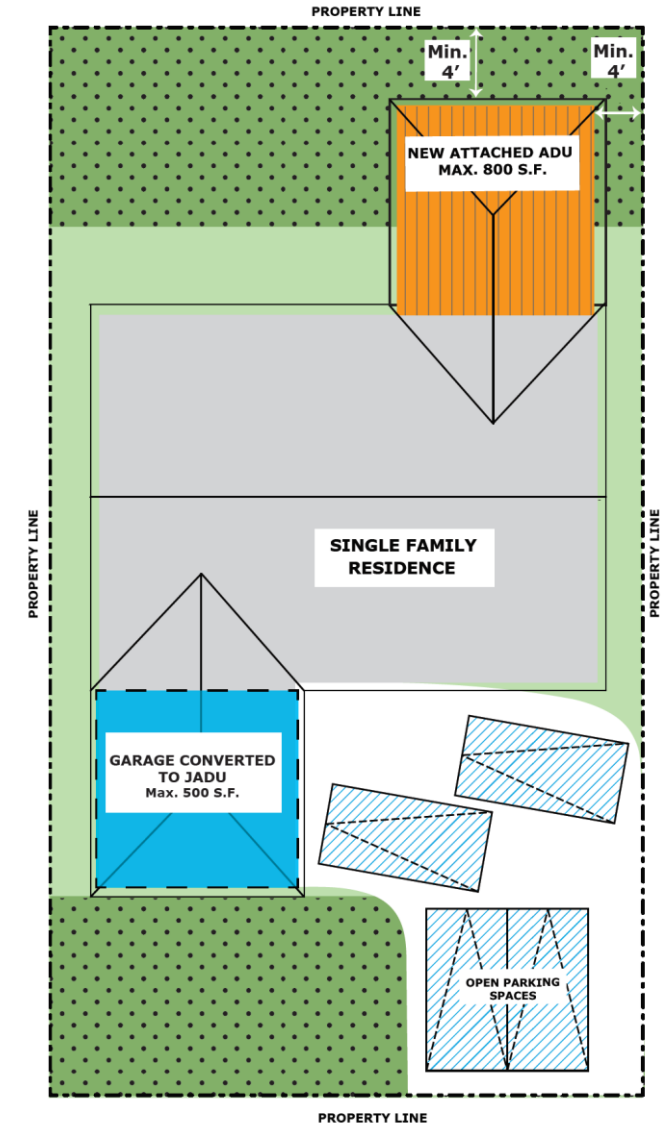
## Requirements

- JADU allowed on the same lot with an ADU
- JADU only allowed within space of the main residence, including the attached garage
- Replacement parking for attached garage conversion required
- If JADU and ADU constructed concurrently, ADU is limited to 800 S.F.

## JADU within Living Area



## JADU Garage Conversion



# ADUs ON MULTI-FAMILY LOTS

# WHAT ARE THE REQUIREMENTS FOR THE CONSTRUCTION OF A NEW ADU ON MULTI-FAMILY LOTS?

- Allowed in zones that allow multi-family uses
- Lot developed or proposed to be developed with multi-family units

## ZONING



- No minimum lot size required
- Up to 2 detached ADUs allowed

## MINIMUM LOT SIZE



- 850 S.F. (Studio or 1-Bedroom)
- 1,200 S.F. (2 or more bedrooms)

## MAXIMUM UNIT SIZE



- Efficiency/Studio: 220 S.F.
- 1 bedroom: 500 S.F.
- 2 or more bedrooms: 700 S.F.

## MINIMUM UNIT SIZE



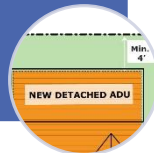
- One open space or  
No Parking if located ½ mile from public transit

## PARKING



- 4 feet to any side or rear property line; however, must comply with utility easements

## SETBACKS



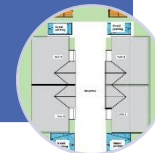
- One-story, 16 feet
- Architecturally compatible with main residential development

## ADU DESIGN



- ADUs greater than 800 S.F. must comply with lot coverage and open space requirements

## COVERAGE

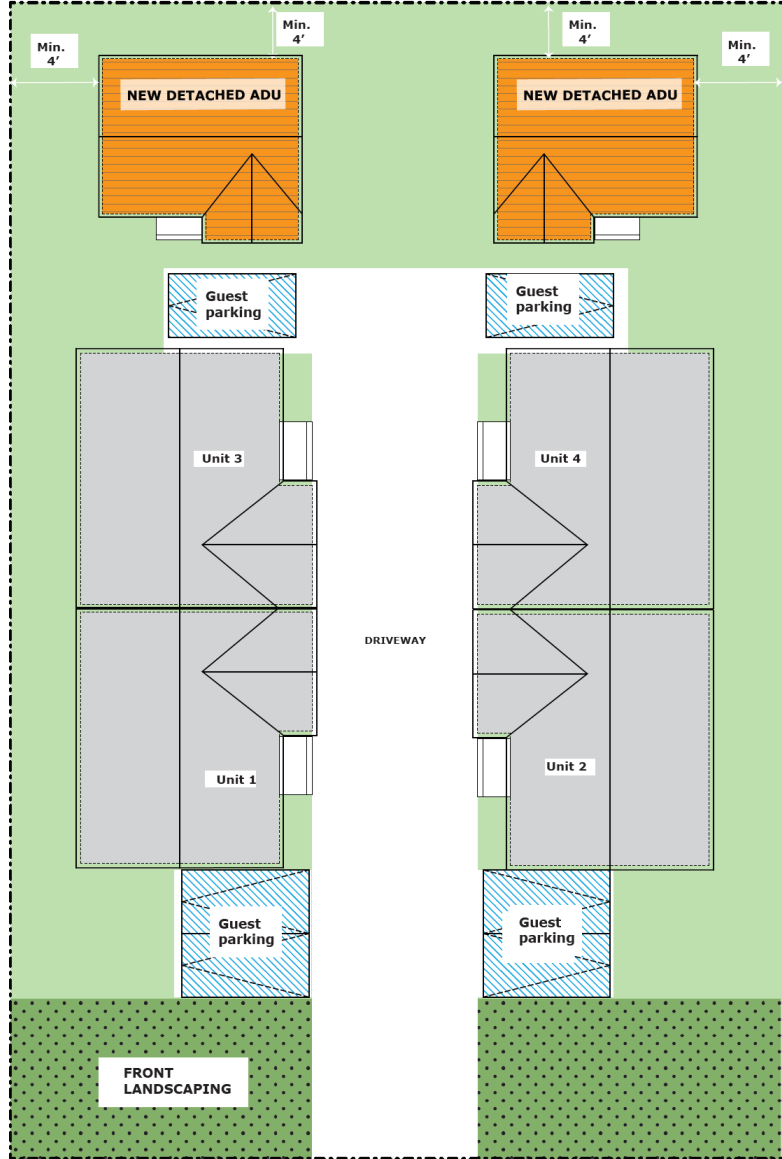


# Detached ADUs

## Development Standards

- Up to 2 detached ADUs allowed
- One-story, 16 feet
- 4 foot side and rear setbacks; however, must comply with any utility easements
- ADUs greater than 800 S.F. must comply with 50% lot coverage requirement
- Required recreation space for multi-development must be maintained

NOTE: Only new ADU construction **OR** ADU conversion permitted



# WHAT ARE THE REQUIREMENTS FOR AN ADU CONVERSION ON MULTI-FAMILY LOTS?

- Allowed in zones that allow multi-family uses
- Lots developed with existing multi-family units

## ZONING



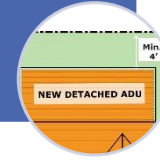
- No minimum lot size required

## MINIMUM LOT SIZE



- Up to 25% of existing multi-family units on the lot

## NUMBER OF UNITS



- No additional parking required
- No replacement parking required for garage conversion

## ADU PARKING



- Must comply with all Building Code requirements

## UNIT SIZE



# WHAT SPACES CAN BE CONVERTED TO AN ADU?

Attached Garage



Attic or Basement



Attached Carport



Storage Rooms



- **Portions of existing multi-family structures not used as living space.** Conversion of existing living space not permitted
- ADU must comply with building code requirements for unit size, and ingress/egress
- ADU must be independent and must have its own separate living, kitchen, and bathroom facilities

# ADU Conversion

## Requirements

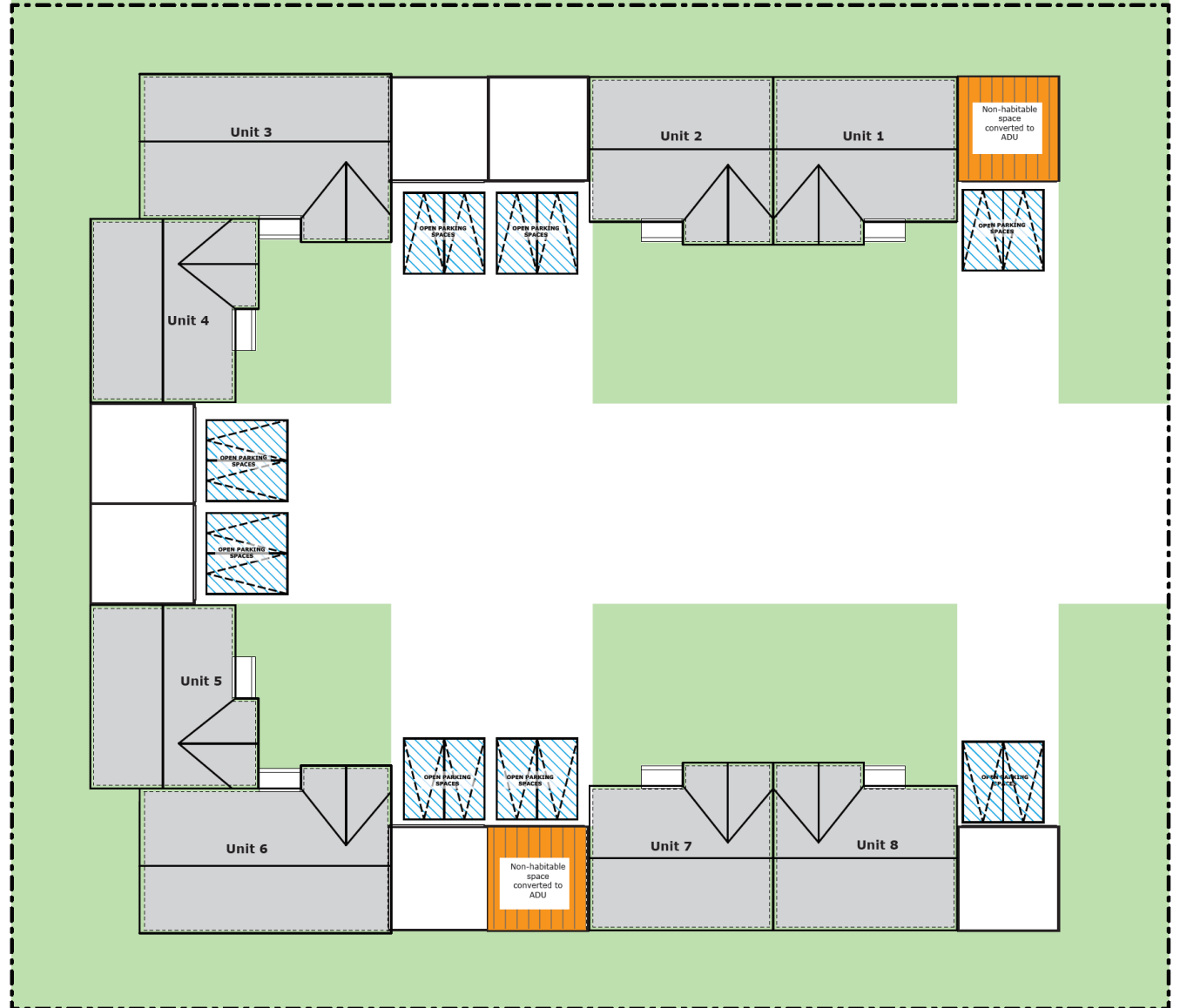
- Comply with building code
- Non-living space can be converted up to 25% of existing units
- No replacement parking for garage conversion

## How to calculate the number of allowable ADU conversions

Number of existing units x 25% =  
Number of ADUs allowed

Example: 8 units x 25% = 2 ADU units

NOTE: Only new ADU construction **OR** ADU conversion permitted



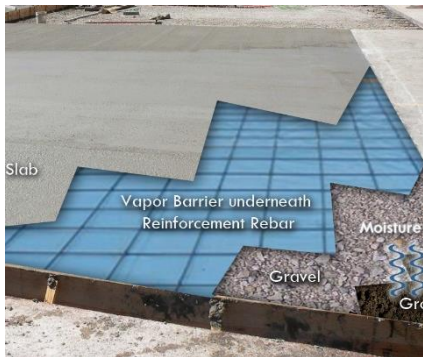


# BUILDING CODE

**David Dent**  
Building Official

# BUILDING CODE REQUIREMENTS FOR ADUs & JADUs

NOTE: Non-permitted constructed additions, ADU, and JADU are required to be removed prior to new development



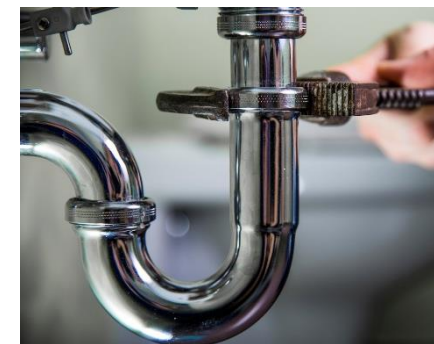
Vapor barrier under slab



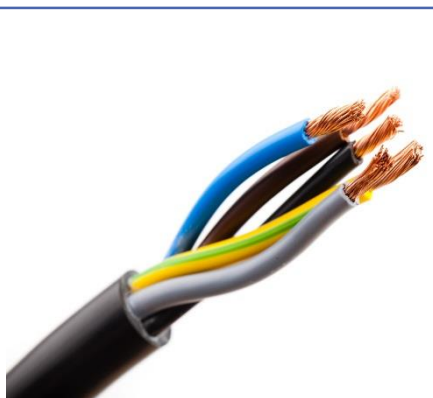
Insulation (wall, ceiling)



Heating (separate from the main unit)



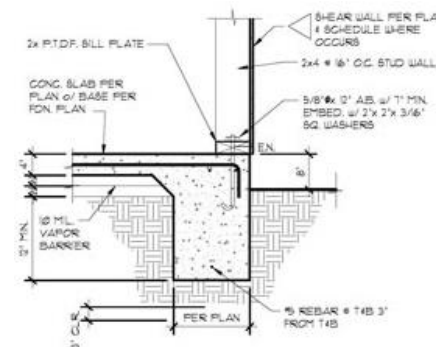
Plumbing



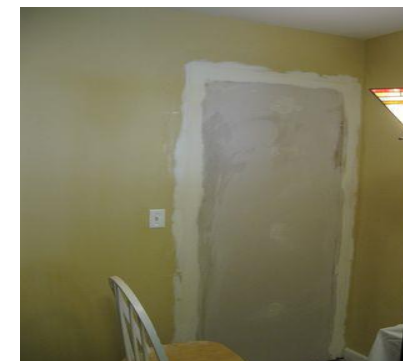
Electrical, i.e., circuits, GFI outlets, lighting, subpanel



Egress (door & window)



Continuous exterior footing



Structural separation between units  
(No openings allowed)

# ADDITIONAL REQUIREMENTS FOR ADUs & JADUs

- Separate utilities, (water, gas, electrical, sewer connection) allowed for ADUs
- No separate utilities allowed for JADUs

## UTILITIES



- Separate address for ADUs and JADUs allowed

## ADDRESS



- No impact fees for ADUs less than 750 S.F.
- ADUs greater than 750 S.F. are charged impact fees proportionately to square footage of primary dwelling

## IMPACT FEES



- Newly constructed detached ADUs require a solar system

## SOLAR SYSTEM



- Fire sprinklers not required for ADUs and JADUs unless fire sprinklers are required for the primary residence

## FIRE SPRINKLERS



- Flood Zone "A"
- Substantial Improvement

## FLOOD ZONE

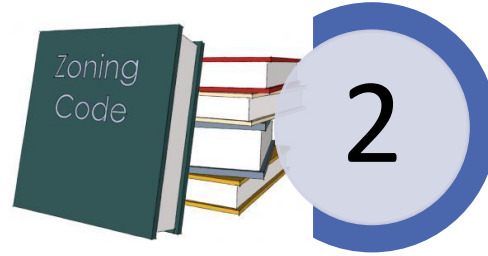


# ADU PERMIT PROCESS



1

Contact the Planning Division and Building and Safety Division for requirements before starting any construction



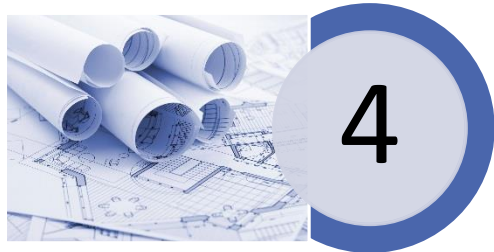
2

Comply with all zoning & building requirements



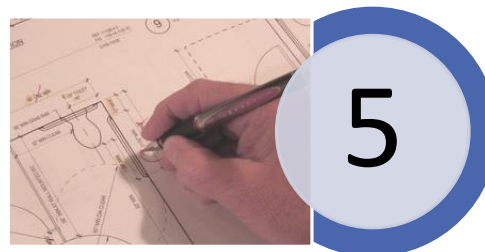
3

Complete ADU Application and Building Permit Application (Forms Available Online)



4

Submit digital plans for plan check



5

Plan check review process is 60-days



6

If plans are approved, obtain permits and start construction

# QUESTIONS & ANSWERS

# WE ARE HERE TO HELP ANSWER YOUR QUESTIONS!

Contact us:

City of Garden Grove  
Community and Economic Development Department

**Planning Services Division:** (714) 741-5312

[planning@ggcity.org](mailto:planning@ggcity.org) | <https://ggcity.org/planning>

**Building and Safety Division:** (714) 741-5307

[building@ggcity.org](mailto:building@ggcity.org) | <https://ggcity.org/building-and-safety>

# USEFUL LINKS

ADU and JADU Webpage

<https://ggcity.org/planning/adu>

City of Garden Grove Municipal Code

<https://www.qcode.us/codes/gardengrove/>

City of Garden Grove Zoning Map

<https://ggcity.org/maps/zoning-land-use/>

THANK YOU