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Accessory Dwelling Units

PURPOSE:

The purpose of this handout is to provide guidance to homeowners who want to add an Accessory Dwelling Unit (ADU) to their property. This handout also provides answers to key questions and the standards and requirements for the construction of an ADU.

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

An "ADU" is an attached or a 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 a lot developed with a single-family dwelling.

WHAT CAN AN ADU LOOK LIKE?

Any accessory dwelling unit must be consistent with the architectural style, materials and colors of the primary dwelling and shall not detract from the single-family appearance of the site. Properties located within the Cultural Resource District Overlay looking to add an ADU must follow the standards for the District. An ADU **shall not** be allowed on a lot already developed with an accessory building used as guest quarters or a guest house.

PARKING

Many lots already accommodate two parking spaces in a garage or carport. When you add an ADU, you may need to provide one additional parking space on your lot. If an additional space(s) is required, the space may be covered or uncovered. The required new parking spaces for accessory dwelling units may be tandem spaces and within the side yard and/or rear yard setback areas. The parking cannot block access to a required garage parking space and not within front yard setback areas, except on existing driveways.

There are currently four (4) parking exemptions applicable to the City of Tustin. Check with the Planning Division for the most current parking requirements and exemptions.

THE EXEMPTIONS ARE AS FOLLOWS:

1. ADU is within the Cultural Resource District
2. ADU is within one-half (½) mile of public transit
3. ADU is within one (1) block of a car share area
4. ADU is within an existing or proposed single family dwelling or existing accessory building

HOW DO I APPLY?

To start, it is recommended that a licensed professional such as an architect or draftsman be hired to prepare plans of your property to illustrate all of the existing buildings on the site and where you want to build the ADU. Required plans will include a plot plan, floor plan, building elevations and written verification of compliance with required parking.

Accessory Dwelling Unit (ADU's) Requirements

	<u>City Wide Allowed ADU's</u>	<u>Cultural Resource District ADU's</u>
Eligible Site	All residential zones, (R1, R2, R3, R4, PC, E4) when improved with a single-family dwelling	All residential zones, (R1, R2, R3, R4, PC, E4) when improved with a single-family dwelling
Maximum Height	25 feet	25 feet
Minimum Building Site	10,000 square feet	None
Maximum Lot Coverage (All structures)	50 percent	50 Percent
Maximum Lot Coverage (Accessory Dwelling Unit)	30% of rear yard and 30% of side yard	None
Minimum Front Yard Setback	50 feet for detached units 20 feet for attached units	50 feet for detached units 20 feet for attached units
Minimum Side Yard Setback	10 feet for corner lot line 5 feet for interior lot line	10 feet for corner lot line 5 feet for interior lot line
Minimum Rear Yard Setback	5 feet	5 feet
Parking Requirement (If exemption not met)	1 space per unit or bedroom	None
Maximum Floor Area	50% of living area of primary single-family dwelling (garage not included), not to exceed 10% of lot area	50% of living area of primary single-family dwelling (garage not included), not to exceed 600 square feet
Design Requirements	Yes	Yes
Impact to Historic Structures on California Register	Impacts not permitted	Impacts not permitted
Concurrent or Subsequent Construction Required	Yes	Yes
Entry Requirement	Separate entrance required. Entry not to be visible from the public right-of-way.	Separate entrance required. Entry not to be visible from the public right-of-way.
Cooking Facility & Bathroom Requirement	Full kitchen and at least one (1) full bath required	Full kitchen and at least one (1) full bath required
Rental Requirements	Minimum rental term of thirty (30) days.	Minimum rental term of thirty (30) days.