



City of Temple City

# ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

A QUICK REFERENCE

## Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

Accessory dwelling units are allowed in residential zones and mixed use zones. Junior accessory dwelling units are allowed within an existing or proposed single-family residence. The following provides a quick summary for the ADU/JADU Ordinance. For details, please go to [www.templecity.us](http://www.templecity.us), Ordinance No. 20-1040U.

### ADUs

- Maximum Size:
  - 850 square feet; or
  - 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.
  - An accessory dwelling unit must not exceed 50 percent of an existing primary dwelling.
- Setbacks:
  - Legally constructed structures to be converted into ADUs – no requirements
  - New detached ADUs – four feet on the side and rear
  - Additions to an existing structure – four feet on the side and rear
- Parking for ADUs:
  - Detached, newly constructed ADU with one or more bedrooms – one open space and can be in tandem with other parking spaces
  - an attached ADU or ADUs that are converted entirely from the existing structure(s) – no requirement
  - Properties located within ½ mile of a bus stop – no requirement.
- Parking for the primary dwelling: when the garage of the primary residence is converted for an ADU, no replacement parking is required.
- Height: Detached ADUs are limited to one story and sixteen feet tall. Attached ADU must comply with the height limitation of the primary residence.
- Open Space: 400 square feet of open space must be set aside for the ADU.
- Fence Required: A six-foot high wall or fence must be located along the side and rear property lines.
- Minimum Building Separation: Ten feet from any other buildings on the same lot.
- Design Criteria: ADUs must be designed to be consistent with the architectural style of the main dwelling.



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- ADUs in Multiple-family and mixed zones:
  - Allow at least one and up to 25 percent of the existing multifamily dwelling units within the portions of the existing multi-family dwelling structures that are not used as livable space such as storage rooms, boiler rooms, passageways, attics, basements, or garages.
  - No more than two detached accessory dwelling units per lot with a height limit of 16 feet and a minimum of a 4-foot interior and rear setbacks
- JADUs allowed in R-1 Zone:
  - Less than 500 square feet
  - Contained entirely within a single-family residence, or a proposed single-family residence.
  - May include an efficiency kitchen in relation to the size of the junior accessory dwelling unit.
  - Can't be sold separately from the primary residence.
  - Owner occupancy is required
- Location: ADUs and JADUs must be located in the rear 50% of a lot, when feasible.
- Two important definitions:
  - Efficiency Unit: a dwelling unit with a living room of not less than 220 square feet of floor area with a kitchen sink, cooking appliance, and refrigeration facilities, each having a clear working space of not less than 30 inches in front. The unit shall be provided with a separate bathroom and a separate closet. An additional 100 square feet of floor area shall be required for each occupant of such unit in excess of two.
  - Efficiency Kitchen a cooking facility with appliances, with food preparation counter and storage cabinets are of reasonable size in relation to the size of the unit.