



**CITY OF SANTA CLARITA
PLANNING DIVISION
23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355 (661) 255-4330**

Accessory Dwelling Unit (ADU) FAQs

What is an Accessory Dwelling Unit (ADU)?

An ADU is an attached or a detached residential dwelling unit located on the same property as a primary residence. ADUs provide complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which a primary residence is located.

What is a Junior Accessory Dwelling Unit (JADU)?

A JADU is a residential dwelling unit that is no more than 500 square feet in size and is contained entirely within the walls of an existing or proposed primary residence (including attached garages). A JADU may have a kitchenette and separate sanitation facilities, or may share sanitation facilities with the primary structure.

Can I build an ADU on my property?

A property must meet the zoning and other requirements in the City's Unified Development Code (UDC) to have an ADU. For properties located in the high fire hazard severity zone, the ADU must either front a highway or have two non-overlapping ways of accessing a highway. For properties containing oak trees, clearance from the City's Urban Forestry Division is required before any development can occur. Please contact Planning at 661-255-4330 to confirm the eligibility of your property.

What are the size limits for an ADU?

Type of ADU	Max. Allowable Area	Setbacks	Height
Attached	0-1 Bedroom: 850 sq. ft. 2 Bedrooms: 1000 sq. ft. (Shall not exceed 50% of primary residence floor area)	4-foot side/rear setbacks	25 ft max, not to exceed two stories
Detached	0-1 Bedroom: 850 sq. ft. 2 Bedrooms: 1000 sq. ft.	4-foot side/rear setbacks 6-foot from primary residence	16 ft*
Conversion of Existing Garage	Must be constructed within existing permitted garage	Must be constructed within existing permitted garage	Within existing garage
JADU	500 sq. ft.	Must be constructed within primary permitted structure	Within primary structure

*if a property is within a ½ mile of a transit stop, the ADU can have a maximum height of 18 ft to the top plate with an additional two (2) feet to accommodate a minimum roof pitch of 2:12.

Can I have more than one ADU on my property?

Up to one ADU is permitted per single-family residential property. A JADU may be permitted on a lot zoned for single-family residences if certain requirements are met. For ADUs on lots with multiple family dwellings, please refer to Section 17.57.040.L of the UDC.

Is parking required for an ADU or JADU?

One parking space is required for an ADU unless: (1) it is located within one-half mile walking distance of public transit; (2) the ADU is entirely within the primary structure; (3) the ADU has no bedrooms; (4) if certain parking permit or car share conditions apply. JADUs do not require any additional parking for the JADU to be provided; however, if a JADU replaces a garage, that parking must be replaced on site.

Can an ADU or JADU be rented or sold separately from the main residence?

An ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence. An ADU cannot be rented out for less than 30 days. JADUs must be deed restricted which requires either the JADU or main home to be owner-occupied. A [JADU Deed Restriction Covenant](#) with the property's Exhibit A (legal description) must be recorded through the Los Angeles Registrar-Recorder Office prior to building permit issuance. Please ensure the Exhibit A is stamped and certified.

Contact the Planning Division at 661-255-4330 or visit us at 23920 Valencia Blvd, Suite 140 for more information.