



CITY OF SANTA CLARITA PLANNING DIVISION

Accessory Dwelling Unit (ADU) for Single-Family Homes FAQs

What is an Accessory Dwelling Unit (ADU)?

An ADU is an independent living facility for one or more persons that can be created by converting a part of the main house, converting an existing accessory structure, or building a new detached unit. An ADU must be located on a lot with a proposed or existing primary residence.

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) or an existing accessory structure. A JADU must have an efficiency kitchen and separate sanitation facilities, or it may share sanitation facilities with the primary structure.

What are the types of ADUs, and what are their development standards?

Under Government Code Section 66323, ADUs and JADUs on single-family properties are permitted.

Type of ADU	Max. Allowable Area	Setbacks	Height
Conversion of part of a single-family residence or existing accessory structure	No maximum allowable area	Must comply with setbacks for fire and safety	N/A
Detached	800 sq. ft.	4-foot side/rear setbacks	16 ft*
JADU	500 sq. ft.	Must comply with setbacks for fire and safety	N/A

*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 my ADU share the same exterior access as the primary residence?

No, all ADUs and JADUs must have their own separate exterior access.

Can I expand my converted ADU?

A 150 square-foot expansion is allowed for ingress/egress for the conversions of existing accessory structures only.

Can I have more than one ADU on my property?

Yes, you may have each type of ADU on your property.

Is parking required for an ADU or JADU?

There are no parking requirements for ADUs or JADUs.

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

An ADU may be rented separately from the primary residence, but may not be sold or otherwise conveyed separately from the primary residence. An ADU cannot be rented out for less than 30 days. Either the main home or JADU must be owner-occupied if sanitation facilities are shared.

Can I have an ADU on my multifamily property?

Yes, however, ADUs on multifamily properties are subject to different development standards. Please contact the Planning Division directly for more information specific to your project.

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