



CITY OF POWAY

DEVELOPMENT SERVICES DEPARTMENT

Accessory Dwelling Units and Junior Accessory Dwelling Units: General Information

What is an Accessory Dwelling Unit (ADU) and a Junior Accessory Dwelling Unit (JADU)?

Complete ADU and JADU definitions and requirements can be found in Poway Municipal Code (PMC) Section 17.08.180(A).

An **Accessory Dwelling Unit (ADU)** is a dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with another single-family residence (SFR) or multi-family residence (MFR)¹.

A **Junior Accessory Dwelling Unit (JADU)** is an ADU which is attached to a SFR that does not exceed 500 square feet (sf) and has additional allowances and restrictions as described below.

How do I apply and obtain permits for an ADU or JADU?

Hire a designer or architect to prepare plans, provide four (4) sets of plans in compliance with the application requirements and guidelines and in compliance with the restrictions specified herein, then apply and pay applicable plan check fees. Once approved, pay applicable issuance and impact fees, obtain your permit and begin building. Each plan check review may be up to 30 days. Corrections must be addressed before the application is approved and ready to issue.

Dwelling Type	Detached ADU ¹ (10 ft. minimum separation from other structures)	Attached ADU ¹	JADU	Detached ADU and JADU Within Existing/Proposed SFR ²
Eligible Site¹	Same parcel as a SFR.	Same parcel as a SFR.	Same parcel as a SFR.	Same parcel as a SFR.
Maximum Lot Coverage	N/A	N/A	N/A	N/A
Maximum Floor Area	Not to exceed 50% of the floor area contained in the SFR or 1,500 sf, whichever is less. However, a minimum 1,200 sf floor area is permitted.	Not to exceed 50% of the floor area contained in the SFR or 1,500 sf, whichever is less. However, a minimum 1,000 sf for a 1-BR+ ADU or 850 sf for a "studio" ADU is permitted.	500 sf maximum.	The JADU shall not exceed 500 sf and the ADU shall not exceed 800 sf.
Roof Attachment	N/A	Roof attachment shall be equal to the width of the ADU and shall not be greater than 10 ft from the SFR (excluding eaves).	Roof attachment shall be equal to the width of the JADU and shall not be greater than 10 ft from the SFR (excluding eaves).	Roof attachment shall be equal to the width of the JADU and shall not be greater than 10 ft from the SFR (excluding eaves). ADU must be detached.
Fire Sprinkler Requirement	-Required if they are required for the SFR. -Required if ADU exceeds 1,200 sf.	-Required if they are required for the SFR. -Required if ADU exceeds 1,200 sf.	Required if they are required for the SFR.	Required if they are required for the SFR.
Maximum Height	If ADU meets the required setbacks for the SFR, can match height of existing residence. If not meeting required setbacks for the SFR, height is limited to one story and can't exceed 16 ft above the average grade.	If ADU meets the required setbacks for the SFR, can match allowable height requirements of the SFR. If not meeting required setbacks for the SFR, height is limited to one story and can't exceed 16 ft above the average grade.	If JADU meets the required setbacks for the SFR, can match allowable height requirements of the SFR. If not meeting required setbacks for the SFR, height is limited to one story and can't exceed 16 ft above the average grade.	16 ft above the average grade.

¹ For ADUs in conjunction with a MFR, refer to PMC Section 17.08.180(A).

² When a JADU and an ADU are created on the same parcel, the JADU must meet all the JADU requirements.

Dwelling Type	Detached ADU ¹ (10 ft. minimum separation from other structures)	Attached ADU ¹	JADU	Detached ADU and JADU Within Existing/Proposed SFR ²
Setbacks³	As required in the Zone, except may be up to four feet from Interior Side and Rear property lines.	As required in the Zone, except may be up to four feet from Interior Side and Rear property lines.	As required in the Zone, except may be up to four feet from Interior Side and Rear property lines.	As required for a Detached ADU and JADU.
Design Requirements	Similar and compatible to the SFR in exterior color, architectural style, window treatments and siding and roof materials.	Similar and compatible to the SFR in exterior color, architectural style, window treatments and siding and roof materials.	Similar and compatible to the SFR in exterior color, architectural style, window treatments and siding and roof materials.	Similar and compatible to the SFR in exterior color, architectural style, window treatments and siding and roof materials.
Entry Requirement	Separate entrance provided.	Separate entrance not required.	Separate entrance required.	Separate entrance required for ADU and JADU.
Kitchen Facility Requirement	Kitchen facilities separate from the SFR are optional.	Kitchen facilities separate from the SFR are optional.	Must contain cooking facilities (appliances, a food preparation counter, and storage cabinets).	The JADU must contain cooking facilities; required for the ADU.
Bathroom Requirement	Separate bathroom required.	Separate bathroom required.	Separate bathroom required.	Separate bathroom required for the JADU and for the ADU.
Parking Requirement	One off-street space for the ADU. ⁴	One off-street space for the ADU. ⁴	N/A	One off -street space for the ADU. ⁴
Parking Replacement	Not required for garage or carport conversions.	Not required for garage or carport conversions.	Not required for garage or carport conversions.	Not required for garage or carport conversions.
Occupancy and Rental Term Requirements	No occupancy requirement; rental terms must exceed 30 days.	No occupancy requirement; rental terms must exceed 30 days.	Either the SFR or JADU must be owner occupied at all times; rental terms for rented unit must exceed 30 days.	Either the SFR or JADU must be owner occupied at all times; rental terms for rented unit must exceed 30 days.
Impact and Stormwater Fees	Impact and stormwater fees are required for ADUs 750 sf or larger. ⁵	Impact and stormwater fees are required for ADUs 750 sf or larger. ⁵	No impact or stormwater fees are required.	Impact and stormwater fees are required for ADUs 750 sf or larger. ⁵
Separate Sewer and Water Connections	Upon request. Fees applicable if construction is in conjunction with a new SFR.	Upon request. Fees applicable if construction is in conjunction with a new SFR.	Upon request.	Upon request. Fees applicable for the ADU if construction is in conjunction with a new SFR.
Addressing	Upon request.	Upon request.	Upon request.	Upon request.
Deed Covenant Requirement	Rental terms must exceed 30 days. Garage conversions to an ADU cannot be converted to a SFR addition without parking replacement. An ADU encroaching into the setback area for the SFR must remain an ADU.	Rental terms must exceed 30 days. Garage conversions to an ADU cannot be converted to a SFR addition without parking replacement. An ADU encroaching into the setback area for the SFR must remain an ADU.	Either the SFR or JADU must be owner occupied at all times. Rental terms must exceed 30 days. Garage conversions to a JADU cannot be converted to a SFR addition without parking replacement. A JADU encroaching into the setback area for the SFR must remain an ADU.	Either the SFR or JADU must be owner occupied at all times. Rental terms must exceed 30 days. Garage conversions to an ADU or JADU cannot be converted to a SFR addition without parking replacement. An ADU or JADU encroaching into the setback area for the SFR must remain an ADU.

³ A minimum setback of four feet from the interior side and rear lot lines shall be required for an ADU or JADU, except that an addition to a structure not exceeding 150 sf to accommodate an ADU or JADU may encroach into this interior side or rear setback provided that all of the following conditions are met:

- a. Ingress and egress to the ADU or JADU is accommodated.
- b. A minimum four-ft setback from the interior side and rear property line is provided within a Very High Fire Hazard Area (VHFHA).
- c. Exterior access is provided.
- d. The JADU complies with all requirements applicable to a JADU in accordance with Government Code Section 65852.22.

⁴ No off-street parking shall be required for the ADU in any of the following instances:

- a. The ADU is located one-half mile walking distance of a public transit stop.
- b. The ADU is located within an architecturally and historically significant historic district.
- c. The ADU is part of the existing permitted main residence or an existing permitted accessory structure.
- d. The ADU is located in an area of the City where on-street parking permits are required but not offered to the occupant of the ADU.
- e. The ADU is located within one block of a car-share vehicle's pick-up location, as established by the City.

⁵ Impact fees for ADUs are 50% of Development Impact Fees.