

An **accessory dwelling unit (ADU)**, sometimes referred to as a “granny flat” or “second dwelling unit,” is a less expensive way to increase housing in areas currently zoned for housing.

California’s housing production is not keeping pace with demand. In the last decade, fewer than half of the homes needed to keep up with the population growth were built. As a result, the California Legislature enacted reform bills aiming to reduce restrictions on ADU construction. The City of Escondido continues working to remove barriers that impede the development of ADUs. Changes in ADU laws include relaxed standards for parking requirements, utility connections, fees, lot density, unit size, and building permitting timelines for ADUs.

ADUs come in different configurations—they can be new construction that is attached to an existing residence or garage, or a stand-alone structure. They can also be created through conversions of existing space, such as a garage conversion or part of an existing residence’s floor area. There are two types of accessory dwelling units:



WHAT IS AN ACCESSORY DWELLING UNIT?

An accessory dwelling unit is broadly defined as a detached or attached dwelling unit that provides complete, independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the parcel or parcels on which

WHAT IS A JUNIOR ACCESSORY DWELLING UNIT?

A junior accessory dwelling unit (JADU) is no more than 500 square feet in area and contained entirely within an existing single-family residence, with separate or shared sanitation facilities. A property owner may construct both an ADU and JADU on the same lot.

TIPS ON HOW TO GET STARTED ON BUILDING AN ADU OR JADU:

1. Identify your reason(s) for building an ADU or JADU.
2. Research the City’s zoning requirements to ensure that you can build an ADU. General information about the varying ADU restrictions is provided on the backside of this handout.
3. For properties with existing multi-family residential development, contact the planning division.
4. Ensure a clear understanding of your budget and resources.
5. After determining what you can build, set realistic goals and priorities.
6. Learn about [permitting requirements](#) and talk to planning division staff at 760-839-4671 to understand the process.

FOR MORE INFORMATION, VISIT THE CITY’S ADU WEBPAGE: <https://www.escondido.org/accessory-dwelling-units>

ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS - 2023

	ADU DEVELOPMENT STANDARDS	JADU DEVELOPMENT STANDARDS
SINGLE FAMILY RESIDENCES^A		
Number of ADUs	One ADU may be allowed per existing or proposed single-family dwelling. An ADU may occur on the same lot as a JADU, for a total of two ADUs.	One JADU may be allowed per existing single-family residence. A JADU may occur on the same lot as an ADU, for a total of two ADUs.
Maximum Size Allowed	Based on the size of the main residence, lot size, floor area ratio, and lot coverage, except that such standards must permit a minimum 850 square foot ADU. The maximum permissible square footages range from 850 to 1,000 square feet.	500 square feet maximum. Conversion of existing space within the primary residence is required for a JADU. New construction of area for the purpose of a JADU is not permitted.
Min. Size Allowed	Efficiency units for occupancy for no more than two persons with a minimum of 150 square feet.	Efficiency units for occupancy for no more than two persons with a minimum of 150 square feet.
Height ¹ <i>Subject to Gov. Code section 5.5852.2</i>	Restricted to height limits of the underlying zone, except that an ADU may be built to the following ¹ : <ul style="list-style-type: none"> • a height of 16-feet regardless of applicable height limits; • a height of 18-feet if within ½ mile of transit; • if attached to the primary dwelling unit, an ADU may go up to a height of 25-feet. 	N/A.
Floor Area Ratio and Lot Coverage	Based on existing zoning, except an 850 square foot ADU is permitted regardless of floor area ratio and lot coverage requirements.	N/A.
Setbacks	Based on existing zoning, except that side and rear setbacks may be four (4) feet. Front setback requirements may not limit the construction of at least an 800 square foot ADU that maintains four-foot rear and side setbacks and complies with all other development standards.	N/A.
Materials	ADU color and materials must match those of the primary residence.	ADU color and materials must match those of the primary residence.
Separate Entrance	A separate exterior entrance is required. An interior entrance into or from the main residence is prohibited. Access and entrance doors are not allowed to orient toward the nearest adjacent property line or create a second front door.	A separate exterior entrance. A JADU may have interior access into the main residence in addition to the separate exterior entrance.
Kitchen	A full kitchen, separate from the primary residence is required.	A cooking facility with appliances is required.
Sanitation	An ADU has separate sanitation facilities from the primary residence. Only one sewer lateral connection is allowed per legal lot.	A JADU may share bath/sanitation facilities with the primary residence or have separate facilities. Only one sewer lateral connection is allowed per legal lot.
Deed Restriction	N/A.	Recordation of a deed restriction is required, prior to issuance of a building permit*.
Rental Allowance	Rental periods of 30 days or more.	Rental periods of 30 days or more.
Owner-Occupancy Requirement	Owner-occupancy is not required for the ADU or main residence.	Owner-occupancy is required for either the JADU or main residence.
Development Service Fees	Building permit review fees are collected.	Building permit review fees are collected.
State Law	Government Code Section 65852.2 and 65852.22, amended by Statutes of 2022.	

^A FOR ADUS PROPOSED MULTIFAMILY RESIDENCES CONTACT THE PLANNING DIVISION AT 760-839-4671

* For more detailed information regarding ADU/JADU development, refer to Article 70 of the Escondido Zoning Code.

ACCESSORY DWELLING UNIT SUBMITTAL CHECKLIST – 2023

REQUIRED SUPPLEMENTAL ADU INFORMATION FOR BUILDING PERMIT APPLICATIONS **The information outlined below is required in addition to Building Permit application materials**	
REQUIRED ITEM/INFORMATION FOR SUBMITTAL	SUPPLEMENTAL DELIVERABLE
Plan set must include a site plan, elevations, and landscape plan (if applicable). See end of this checklist for required information on each plan sheet.	On Plans
Completed ADU Housing Development Tracking Form	Supplemental Form
Copy of Grant Deed	Supplemental Document
Copy of a current Preliminary Title Report, including a complete legal description (dated within the last six months).	Supplemental Document
Photographs of the site, all adjacent properties, & materials and colors to be used	Supplement Document OR on Plans
SDG&E Notification Form	Supplemental Form
Hazardous Wastes Disclosure Statement	Supplemental Form

A. Site Plan

1. North arrow and graphic scale;
2. Exterior boundaries of subject property and property dimensions, including total site area;
3. Existing topography and proposed grading, if other than flat;
4. Location and widths of streets and alleys adjacent to the property;
5. Existing easements;
6. Location and dimensions of existing and proposed structures, and structures to be removed (if applicable) including any structures on adjacent properties within 50 feet of property line;
7. Location, design and dimensions of existing and proposed parking facilities, driveways, landscaping and open spaces;
8. Location and height of all walls and fences, existing and proposed;
9. Location of water and sewer utility connection to ADU/JADU (including existing septic and leech field if applicable);
10. Project Information table with the following:
 - Proposed Lot Coverage;
 - Proposed size of ADU/JADU;
 - Proposed no. of Bedrooms;
 - Proposed Height of ADU/JADU;
 - Is the existing primary residence fire sprinklered? If yes, the ADU/JADU will require fire sprinklers. *(Note: A minimum 1-inch water meter, water service, and backflow are required if fire sprinklers are required. Additionally, a minimum 4-inch sewer lateral is required for single-family dwelling units)*

B. Floor Plans

1. Square footage of each room and each floor and the total square footage of the existing and proposed units.
2. Square footage of existing and/or proposed garage areas

C. Elevations

1. Elevations for all sides of the existing and proposed structures, labeled north, south, east and west, including locations of all doors and windows. Photographs may be substituted for drawings of existing structures for the sides unchanged by the proposed accessory dwelling unit;
2. Height of all structures, in feet and stories;
3. Types and colors of materials, existing and proposed.

D. Landscape Information** *(Landscape info. is only required if the proposed ADU entails new or rehabilitated landscape changes)*

1. Size and types of all plant material, hardscape materials and fencing, existing and proposed, on the site;
2. Specification of all existing trees designating removal, retention, or relocation on the site.

****When is a Landscape Plan Check required for an ADU? A Landscape Plan Check and its associated fees may be required when:**

- new construction project with an aggregate landscape area of 500 square feet, OR
- a rehabilitated/modified landscape project with an aggregate landscape area of 2,500 square feet or more.