

Many individual homeowners would like to help provide more housing. This publication can help you do your part. **Accessory dwelling units** (sometimes called “granny flats” or “second dwelling units”) have been identified as a way to increase housing in areas currently zoned for housing.

Over the last couple of years, the California Legislature enacted sets of reform bills seeking to reduce restrictions on accessory unit construction. As a result, the City of Escondido has worked to remove barriers that have impeded the development of accessory dwelling units. The changes include relaxed standards for parking requirements, utility connections, fees, lot density, unit size, and building permitting timelines for accessory dwelling units. High land costs and permitting concessions have made the thought of building an accessory dwelling unit popular among homeowners and want-to-be homeowners. If you have ever thought about building an accessory dwelling unit, then this handout should help you get started.



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 the primary unit is situated.

WHAT IS A JUNIOR ACCESSORY DWELLING UNIT?

A junior accessory dwelling unit is no more than 500 square feet in area and contained entirely within an existing single family residence, with one bedroom and separate or shared sanitation facilities. An accessory dwelling unit and junior accessory dwelling unit may occur on the same lot.

TIPS ON HOW TO GET STARTED:

1. Think about **WHY** you’re building an accessory dwelling unit.
2. Research the new zoning requirements to ensure that you can build an accessory dwelling unit. Some information about the varying restrictions is provided on the backside of this handout.
3. Understand your budget and resources.
4. After you determine what you can build, set realistic goals and priorities.
5. Learn about the permitting requirements and talk to City staff at 760-839-4671 to understand the process.
6. Hire an architect to help make smart decisions and to submit plans.

ACCESSORY DWELLING UNIT HANDOUT - 2020

	ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS	JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT STANDARDS
Number	One ADU may be allowed per single-family dwelling. An ADU may occur on the same lot as a JADU.	One JADU may be allowed per existing single-family residence. A JADU may occur on the same lot as an ADU.
Maximum Size Allowed	Based on the size of the main residence, lot size, floor area ratio, and lot coverage. The total permissible square footage amount ranges from 800 to 1,000 square feet.	500 square feet maximum.
Minimum 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	Based on existing zoning.	N/A.
Floor Area Ratio	Based on existing zoning, but an 800 square foot ADU is permitted regardless of floor area ratio.	N/A.
Lot Coverage	Based on existing zoning, but an 800 square foot ADU is permitted regardless of lot coverage.	N/A.
Conversion of an existing accessory structure	Conversion of an accessory structure built prior to January 1, 2020 is allowed provided the structure received building permits.	N/A.
Side and Rear	Same as existing zoning if attached. Four (4) feet if detached.	N/A.
Front Setbacks	Same as existing zoning.	N/A.
Separate Entrance	A separate exterior entrance is required. An interior entrance into or from the main residence is prohibited.	A separate exterior entrance, as well as interior access into the main residence, is required.
Kitchen	A full kitchen, separate from the primary residence is required.	An efficiency kitchen is required. Appliances that require electrical service greater than 120 volts, or natural or propane gas, are not allowed.
Sanitation	An ADU has separate sanitation facilities from the primary residence.	A JADU may share bath/sanitation facilities with the primary residence or have separate facilities.
Deed Restriction	N/A.	Recordation of a deed restriction is required addressing the owner-occupancy requirement, size limitation, and persons per unit standard.
Rental Allowance	Can be rented for periods of 30 days or more.	Can be rented for periods of 30 days or more.
Owner-Occupancy Requirement	Owner-occupancy is not required for the accessory dwelling unit or main residence.	Owner-occupancy is required for either the accessory dwelling unit or main residence.
Planning Fees	\$1250.00	\$1250.00
Other Development Service Fees	Building permit review fees are collected, but all other development service fees are waived.	Building permit review fees are collected, but all other development service fees are waived.
State Law Information	Government Code Section 65852.2, amended by Statutes of 2019.	Government Code Section 65852.22, amended by Statutes of 2019.