

WHAT IS AN ADU?

An accessory dwelling unit, or ADU, is a residential unit that can be added to a lot with an existing single family home. A California law (AB 2299) makes it easier for homeowners to construct these small residences to address the State's housing shortage. Building an ADU requires a lot of knowledge and can be costly. Check these 14 Things You Need to Know When Considering an ADU to see if it is right for you!

ARE YOU READY TO MOVE FORWARD?

Then follow these steps:

1. Draw up a site plan showing what you want to do
2. Schedule an appointment with the City for feedback

To schedule an appointment, go to GlendaleCA.gov, click on Online Services, then go to the Permit Services Center Appointments link, or simply scan the QR code below with a smartphone.



This brochure contains the most frequently requested information and does not include all provisions of the ordinance. For a detailed list of all requirements, review Municipal Code section 30.34.080 about Accessory Dwelling Units (ADU). The Glendale Municipal Code is online at <http://qcode.us/codes/glendale/>



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THINGS YOU NEED TO KNOW WHEN CONSIDERING AN ACCESSORY DWELLING UNIT (ADU)



14 THINGS YOU NEED TO KNOW BEFORE CONSIDERING AN ADU

1 IS MY PROPERTY ELIGIBLE FOR AN ADU?

ADUs can only be constructed on sites with one dwelling unit, such as a single family home.

2 WHERE CAN I LOCATE IT?

- New addition, attached to primary house
- New detached addition
- Conversion of existing floor area
- Conversion of garage (this option requires replacement of parking spaces on site 8' wide by 18' long)

3 WHAT SIZE CAN IT BE?

150 to 600 square feet (sf)

4 WHAT MUST IT INCLUDE?

- A bathroom
- A kitchen
- Independent entrance/access
- Service from utilities, including sewer, water and electric

5 HOW MUCH WILL IT COST?

Permit fees: Approximately \$9,000 - \$13,000 (based on building valuation and type of construction).

Covenant fees: \$2,348 (a legal document that will tie primary house to ADU. See #12).

Construction fees: Obtain from your general contractor.

6 WHAT ARE THE PARKING REQUIREMENTS?

One parking space is required for an ADU unless one or more conditions can be satisfied:

- ADU is within 1/2 mile radius of public bus/train stop.
- ADU is located within a historically significant district.
- ADU is part of existing primary residence or an existing accessory living quarter.
- See code for two additional exceptions.

7 DO I HAVE TO INSTALL FIRE SPRINKLERS?

It depends on the type of ADU. Check with Building & Safety for specifics.

8 WILL IT HAVE A SEPARATE ADDRESS?

Yes, the ADU will have its own address.

9 WHAT ABOUT UTILITIES?

Separate water and electric meters are not required. If an owner wants a separate bill for the ADU, then separating meters will be required.

10 WHAT DEVELOPMENT STANDARDS APPLY?

ADUs are subject to all relevant zoning regulations including maximum floor area and maximum lot coverage.

11 CAN I RENT IT?

The owner must reside in either the primary dwelling unit or the ADU, or the entire property must be rented as one. Short term rentals are prohibited.

12 CAN I SELL IT?

No, you can only sell your house and ADU together. A covenant and agreement must be recorded on the property (see #5) to prevent separate sale.

13 WHAT ABOUT THE DESIGN OF MY ADU?

ADUs must be architecturally compatible with the existing primary structure.

14 WILL IT AFFECT FUTURE ADDITIONS?

If future addition of floor area is planned for the site, it should be completed *before* any garage conversion to an ADU, because addition of any new floor area requires all required parking to be provided.