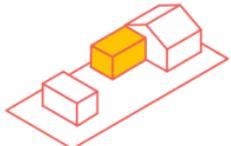




Accessory Dwelling Unit (ADU) / Junior Accessory Dwelling Unit (JADU) Informational Handout and Frequently Asked Questions

Revised 8/28/23

TYPES OF ADU'S

 <p>Conversions of Existing Space</p>	 <p>New Detached ADUs</p>	 <p>New Attached ADUs</p>
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DEVELOPMENT STANDARDS

	SINGLE FAMILY			MULTI-FAMILY	
	NEW DETACHED ADUs	NEW ATTACHED ADUs	CONVERSIONS OF EXISTING STRUCTURES	CONVERSIONS OF EXISTING STRUCTURES	NEW DETACHED ADUs
MAXIMUM SIZE	<p><i>For parcels 5,000 sq. ft. or less in area:</i> 850 sf. for ADUs with one (1) bedroom or less; 1,000 sq. ft. for ADUs with two or more bedrooms</p> <p><i>For parcels 5,001 – 8,000 sq. ft. in area:</i> 1,000 sq. ft.</p> <p><i>For parcels greater than 8,001 sq. ft. in area:</i> 1,200 sq. ft.</p>	<p><i>For parcels 5,000 sq. ft. or less in area:</i> 850 sf. for ADUs with one (1) bedroom or less; 1,000 sq. ft. for ADUs with two or more bedrooms</p> <p><i>For parcels 5,001 – 8,000 sq. ft. in area:</i> 850 s.f. for ADUs with one (1) bedroom or less; 1,000 sq. ft. for ADUs with two or more bedrooms</p> <p><i>For parcels greater than 8,001 sq. ft. in area:</i> 850 s.f. for ADUs with one (1) bedroom or less; 1,200 sq. ft. for ADUs with two or more bedrooms</p>	<p>ADU: No maximum square footage requirements</p> <p>JADU: 500 sq. ft.</p>	<p>No maximum square footage requirements.</p>	<p><i>For parcels 5,000 sq. ft. or less in area:</i> 850 sf. for ADUs with one (1) bedroom or less; 1,000 sq. ft. for ADUs with two or more bedrooms</p> <p><i>For parcels 5,001 – 8,000 sq. ft. in area:</i> 1,000 sq. ft.</p> <p><i>For parcels greater than 8,001 sq. ft. in area:</i> 1,200 sq. ft.</p>

DEVELOPMENT STANDARDS (CONT.)					
	SINGLE FAMILY			MULTI-FAMILY	
	NEW DETACHED ADUs	NEW ATTACHED ADUs	CONVERSIONS OF EXISTING STRUCTURES	CONVERSIONS OF EXISTING STRUCTURES	NEW DETACHED ADUs
SETBACKS	Front Yard: Refer to underlying zone Side and Rear Yard: 4'	Front Yard: Refer to underlying zone Side and Rear Yard: 4'	Not applicable (conversion of existing space)	Not applicable (conversion of existing space)	Front Yard: Refer to underlying zone Side and Rear Yard: 4'
HEIGHT	18'	18'	Not applicable (conversion of existing space)	Not applicable (conversion of existing space)	18'
LOCATION	Must be located within rear 50% of property		Not applicable (conversion of existing space)	Not applicable (conversion of existing space)	Must be located within rear portion of property
TOTAL NO. OF UNITS	One (1) ADU and one JADU			Not more than 25% of the total number of existing units on property; allowed at least one (1) unit	No more than two (2) detached units on property.
DIRECT OUTSIDE ACCESS	Independent exterior access must be provided without going through the primary unit and must be on a different elevation than the entrance to the principal unit. There can be no connection with the primary unit, except for a JADU that shares a bathroom with the principal unit.				
PARKING	One (1) off-street parking space for each ADU unless the project site meets one of the following: <ol style="list-style-type: none"> 1. ADU located within one-half mile walking distance of public transit stop 2. ADU is located within a Historic District or is on a Historically Designated Site 3. ADU is part of the proposed or existing primary residence or an accessory structure 4. ADU is located within area of the City that requires on-street parking permits 5. ADU is located within one-block of a car-share vehicle access point 				
HABITABILITY	ADU must include the minimum requirements for an efficiency unit as defined by California Building Code				
FIRE SPRINKLERS	Fire sprinklers shall be required for the ADU if primary dwelling unit is required to install fire sprinklers.				
DESIGN STANDARDS	ADU must include similar architectural features, building materials, and color present on the primary unit (ex. roofing material, window treatments, etc.).				
BUILDING STANDARDS	All ADUs must comply with all applicable Building Code requirements, including all electrical, plumbing and mechanical system standards installed in connection with the ADU.				
DEED RESTRICTION	Prior to the construction of any ADU or JADU a deed restriction shall be recorded with the County stating the unit shall not be sold separately from the primary dwelling and shall be operated in accordance with the Baldwin Park Municipal Code.				

FREQUENTLY ASKED QUESTIONS

<p><i>1. How many ADUs can I build on my property?</i></p> <ul style="list-style-type: none"> • For single-family properties, no more than one (1) and one (1) JADU are permitted on the same property. • For multi-family properties, property owners can construct up to two (2) detached ADUs and convert non-habitable spaces to construct up to 25% of the number of existing units (minimum one unit) as ADUs. <p><i>2. May I sell or rent my ADU?</i></p> <ul style="list-style-type: none"> • An ADU may be rented, but not sold, separately from the principal dwelling unit. • ADUs, including JADUs, may not be used for short-term rental activity. • For JADUs, the owner must occupy either the principal dwelling unit or the JADU. <p><i>3. Can I have a door or any connection between my attached ADU and my primary dwelling unit?</i></p> <ul style="list-style-type: none"> • No internal access is allowed, except for a JADU that has a shared bathroom with the principal dwelling unit on property with single family uses. • All other ADU's must be completely separated from the primary dwelling unit. <p><i>4. Can I have a two-story ADU?</i></p> <ul style="list-style-type: none"> • No. An ADU cannot be constructed to be taller than 18' in height as measured from grade. <p><i>5. Is an ADU required to have its own address?</i></p> <ul style="list-style-type: none"> • A detached ADU is required to have its own address. It is optional for all other types of ADUs to have their own address 	<p><i>6. Is there a replacement parking requirement for converting a garage into an ADU?</i></p> <ul style="list-style-type: none"> • You do not need to provide replacement parking when converting a garage into an ADU. <p><i>7. Can an ADU have its own garage and/or covered patio?</i></p> <ul style="list-style-type: none"> • Yes, so long as the garage and/or covered patio proposed meet(s) the necessary size, height, and setback regulations, as well as the lot coverage restrictions for the property. <p><i>8. Do I have to pay impact fees?</i></p> <ul style="list-style-type: none"> • ADUs of any size may be subject to school impact fees. Please contact Building and Safety Staff at (626) 813-5265 for more information. <p><i>9. Will my property taxes increase if I build an ADU?</i></p> <ul style="list-style-type: none"> • Yes. The County Assessor appraises all new construction and remodels, including ADUs, at fair market value. Please visit https://assessor.lacounty.gov/homeowners/adu for more information. <p><i>10. Is a water and/or electric meter required for my ADU?</i></p> <ul style="list-style-type: none"> • The City of Baldwin Park does not require the installation of separate water and/or electrical meters for ADUs or JADUs. • Likewise, The City of Baldwin Park does not prohibit the installation of separate utility meters for a proposed ADU and/or JADU. • Separate meters may be required by your utility provided. Please contact your water provider and/or Southern California Edison representative to determine whether these are needed.
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For additional information regarding Accessory Dwelling Units, please refer to the City of Baldwin Park's Accessory Dwelling Unit Ordinance (Ordinance No. 1464), available to view online on the Planning Division website.

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