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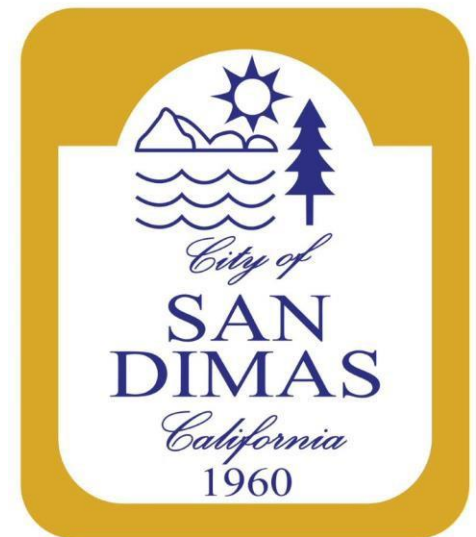
*\*These brochures are generally intended to assist in the processing of application material. They do not necessarily provide every detail regarding Municipal Code regulations.*

**Scan the QR Code  
below to access the  
ADU Ordinance**



City of San Dimas  
Planning Division  
245 East Bonita Ave.  
San Dimas, CA. 91773

# ADU Accessory Dwelling Unit



**Planning Department**  
City Hall, 245 East Bonita Avenue  
San Dimas, California 91773  
(909) 394-6250  
[planning@sandimasca.gov](mailto:planning@sandimasca.gov)

Mon-Thurs 7:30 a.m. - 5:30 p.m.  
Fridays 7:30 a.m. - 4:30 p.m.

[www.sandimasca.gov](http://www.sandimasca.gov)

## What is an ADU?

An ADU, or Accessory Dwelling Unit, is an attached or detached residential dwelling unit which provides complete independent living facilities for at least one person and is located on a lot with a proposed or existing primary residence. In short, it is like a small apartment that you can build on your lot. It can be attached to the main residence or built as a detached unit. An ADU contains a kitchen and a bathroom within the unit and may be a studio or multi-bedroom unit.

## What is a JADU?

A JADU, or Junior Accessory Dwelling Unit, is a type of ADU that is entirely contained within an existing or proposed single-family residence and is no larger than 500 square feet. A portion of the existing residence or an attached garage can be converted into a JADU. A JADU must contain a kitchen, but can share sanitation facilities with the main residence via a common door. A JADU cannot be built as a detached unit or converted from a detached garage.

## How Do I Apply for an ADU?

Complete plans and a building permit application must be submitted to the Building & Safety Department. There is no separate Planning Department application. For detached ADUs, a soils report may be required. For questions regarding the building permit process, contact the Building & Safety Department at (909) 394-6260. Impact fees may apply to any ADU over 750 square feet.

## Frequently Asked Questions

- Is my property eligible for an ADU?  
Any residentially zoned property within San Dimas is eligible to build an ADU and/or a JADU.
- How many ADUs can I have on my property?  
A residentially zoned property which has been developed with a single-family home can build one (1) ADU and one (1) JADU.
- What is the maximum size of an ADU?  
The maximum size for an ADU in San Dimas is 1,000 square feet. However, if the ADU will create a lot coverage of over 35%, you may be limited to less than the maximum ADU size. In no case will the lot coverage limitations prevent you from building an ADU that is at least 800 square feet. If you are building an attached ADU, or converting space within an existing residence, the ADU may not be larger than 50% of the existing residence or 1,000 square feet, whichever is less. This requirement will also not prevent an ADU of at least 800 square feet from being constructed.
- Do I have to provide parking for an ADU or JADU?  
Parking is not required but highly encouraged.
- Can I convert my garage into an ADU/JADU?  
ADUs and JADUs can be a garage conversion; however, for JADUs, the garage must be attached and 500 square feet or less. No replacement garage or parking will be required if you convert your garage.
- Can I rent out my ADU?  
An ADU or JADU may be rented for long-term occupation. They may not be rented for periods of less than 30 days.

## Development Standards

### Architecture:

- ADU must match the architectural style of the main residence.

### Maximum Lot Coverage:

- 35%. Lot Coverage will not prevent an ADU of at least 800 square feet from being built.

### Setbacks from property lines:

- Front – 20'  
Front yard setbacks shall not preclude the development of an ADU of 800 square feet or less.
- Side and rear (Including street side) – 4'

### Maximum Height:

- 25 feet or the height limitation of the underlying zone.

### Building Separation:

- 6 ft

### Parking:

- No additional parking required.

### Interior Amenities:

- Kitchen with stove, space for refrigerator and counter space required.
- Washer/Dryer hookups required.
- Sanitation facilities required. A JADU may share these facilities with the main residence.
- Exterior entrances required. No exterior doors on elevation which is closer than 15 feet from the property line. However, the proposed entrance location shall not preclude the development of an ADU of 800 square feet or less.
- Separate utility meters not required, but may be utilized.