

GlenOak Hills – ADU and JADU

Dear Homeowner(s),

In 2019, the following bills were passed extending homeowners the right to add a junior accessory dwelling unit to their existing home or building a detached accessory dwelling unit on their property.

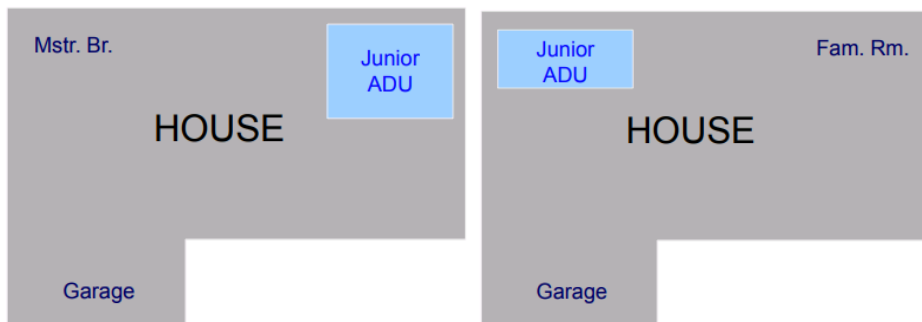
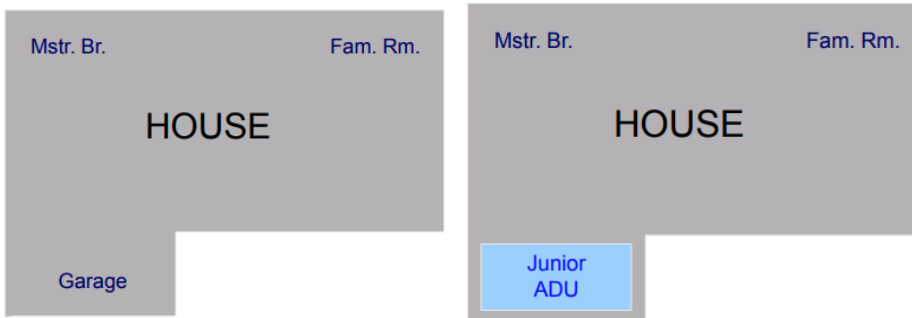
- ❖ Senate Bill 13 – Delayed Enforcement
- ❖ Assembly Bill (AB) 68: Junior ADUs
- ❖ Assembly Bill (AB) 881: ADUs
- ❖ Government Code Sections 65852.2 (ADU), 65852.22 (Junior)

Below is some helpful information to keep you informed of the new laws. Please be advised, the details provided shall be used for informational purposes only. The information below has been provided courtesy of the Riverside County Planning Commission (updated January 29, 2020).

There are two types of classifications for Accessory Dwelling Units (ADU):

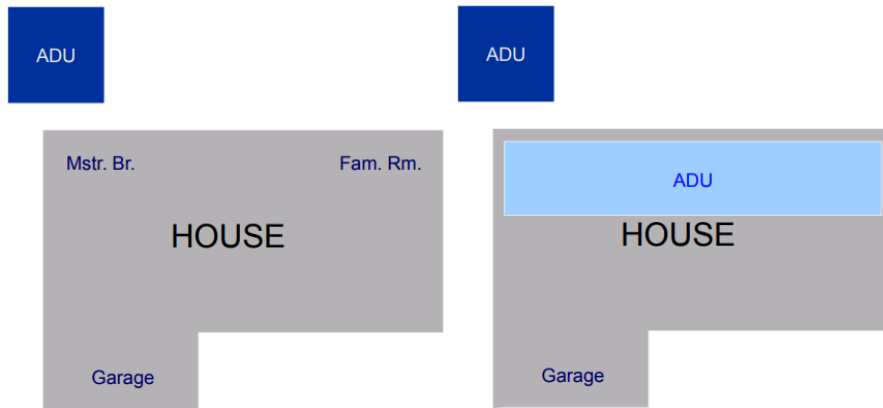
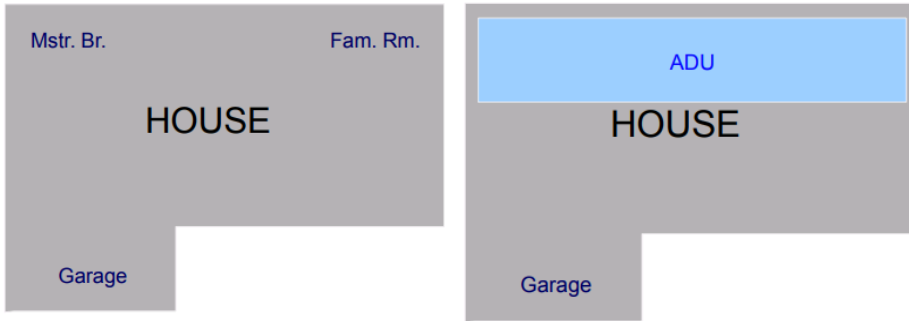
Junior ADU – 500 sf. maximum that includes a sink, cooking appliance and shared or a separate bathroom. Junior ADUs do not require separate parking or parking space replacement.

Example conversion:



Accessory Dwelling Unit (ADU) – 1,200 sf. Maximum that is detached and/or interior within the house or other structure. An ADU is considered fully independent dwelling unit and parking may be required.

Example conversion:



Accessory dwelling units are permitted in any zone that allows single-family use and multifamily use. Homeowners are restricted to two (2) units per lot (any lot size); one (1) interior unit (junior ADU or ADU) and one (1) detached unit (ADU only). The height of a detached ADU cannot exceed 16 ft.

Structures (ADUs and/or JADUs) must conform in architectural design and exterior material to the finish of the resident structure on the parcel. Please refer to Article IV Regulation of Improvements for additional information. If you plan to make any exterior improvements to the property, please submit an Architectural Application before beginning work. Association forms and governing documents can be found at <http://www.myglenoak.com>.

For more information, please visit <https://planning.rctlma.org/Advance-Planning/ADU>.

We hope you found the summary regarding ADUs and JADUs useful. Please feel free to contact Management with any questions at (951) 699-2918 or by email at glenoak@Avalonweb.com.

Sincerely,
GlenOak Hills Board of Directors

RIVERSIDE COUNTY ADU, JUNIOR ADU, SECOND UNIT AND GUEST HOUSE STANDARDS

STANDARD	State			Riv. Co. Ordinance No. 348	
	Interior ADU (conversion of structure) One-bedroom units only	Detached ADU (existing/new structure) One-bedroom units only	JUNIOR ADU (interior conversion of house)	SECOND UNIT (SU) (existing/new structure)	Guest Quarter (GQ)
Single Family	1 one-bedroom unit/lot (not allowed if JADU exists)	1 one-bedroom unit/lot	1 unit/lot (not allowed if Int. ADU exists)	1 unit/lot	1 unit/lot (not allowed if other detached units exists)
Multifamily	1 one-bedroom unit/lot (or a quantity that is ≤ 25% of existing multifamily units, whichever is greater)	2 one-bedroom units/lot	N/A	N/A	N/A
Kitchen	Full	Full	Minimum: sink/cooking appliance	Full	None allowed
Bathroom	Minimum: toilet, shower, sink	Minimum: toilet, shower, sink	Minimum: toilet, shower, sink (shared facilities w/house permitted)	Minimum: Toilet, shower, sink	Optional
Lot Size	Permitted on any lot size	≤ 7,200 s.f.	Permitted on any lot size	> 7,200 s.f.	Permitted on any lot size
Lot Coverage	Set by zoning classification				

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Setbacks (rear/side)	Per zoning	4 feet, with 1 ft. overhang	Per zoning	Per zoning	Per zoning
Floor Area	<p>≤ 50% of primary unit floor area (or 850 s.f., whichever is less) One-bedroom unit only</p>	<p>Max.: 850 s.f. One-bedroom unit only</p>	<p>≤ 50% of primary unit floor area (or 500 s.f., whichever is less)</p>	<p>Max. unit area depends on lot size:</p> <ul style="list-style-type: none"> - 851-1,200 s.f. unit (7,200-20,000 s.f. lots); - 1,201-1,500 s.f. unit (20,000 s.f.-1.99 ac. lots) - 1,501-2,500 s.f. unit* (>2 ac. lots) <p>(*the floor area of units on lots greater than 4 ac. can be up to 200% of the primary unit floor area, if the percentage area is >2,500 s.f.)</p>	<p>2% of lot size (or 600 s.f., whichever is less)</p>
Height	Per zoning	Max.: 16 feet	Per zoning	No taller than primary unit	Per zoning

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Parking (Replace- ment parking if existing space(s) are converted?)	1 space/unit - regular or tandem spaces (no replacement parking required) No parking required if unit is: 1. Within 1/2 mile walking distance of transit; or 2. Within Architecturally/historically significant district; or 3. Part of an existing structure; or 4. Within area that requires parking permits but none are offered to unit; or 5. Within 1 mile walking distance of car share area		None required (no replacement parking required)	1 space for one-bedroom units; or 2 spaces for units with two or more units -regular or tandem spaces (replacement may be required)	None required (replacement may be required)
Review	60 days from complete application, if primary unit exists (Per Building Code, if primary unit is new)			Per Building Code	
Occupancy	Owner does not need to live onsite		Owner must live onsite	Owner must live onsite	