




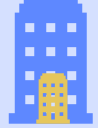










Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) are regulated by Newport Beach Municipal Code Sections [20.48.200](#) and [21.48.200](#). Ministerial review of all ADUs and JADUs will occur through a Zoning Clearance within 60-days of receiving a complete application. A Coastal Development Permit may also be required for properties within the Coastal Zone. *Please consult with a planner prior to submitting an ADU/JADU project.*

|                            | JADU   | SINGLE UNIT – ADU  |   |   |   | MULTI-UNIT – ADU   |   |     |
|----------------------------|--|--|---|---|---|--|---|-----|
| ADU Type                   | <br><b>CONVERSION<sup>1</sup></b><br><i>Conversion of an interior portion of an existing or proposed single-unit dwelling</i> | <br><b>CONVERSION<sup>1</sup></b><br><i>Conversion of an interior portion of an existing or proposed single-unit dwelling or an existing detached accessory building</i> | <br><b>ATTACHED<sup>1</sup></b><br><i>Construction of a new ADU attached to an existing or proposed single-unit dwelling</i> | <br><b>DETACHED</b><br><i>Construction of a new ADU as a detached accessory building</i> | <br><b>ABOVE DETACHED GARAGE</b><br><i>Construction of a new ADU above a detached garage</i> | <br><b>CONVERSION</b><br><i>Conversion of an existing non-habitable portion of a multi-unit development</i> | <br><b>DETACHED</b><br><i>Construction of a new ADU as a detached accessory building</i> |     |
| Zoning                     | Allowed on all residential and mixed zoned properties that are improved with a single-unit dwelling  |  |   |   |   | Allowed on all residential and mixed zoned properties that are improved with multi-unit dwellings  |   |     |
| Number of Units            | One  |  |   |   |   | At least one and no more than 25% of the existing unit count in the multi-unit development   | Two   |     |
| Allowed with Other ADU     | May also provide detached single-unit ADU  | No   | May also provide JADU   |   |   |  | No  |     |
| New Construction/Addition  | No   | Maximum 150 square feet to accommodate entrance  | Yes   |   |   |  | No  | Yes |
| Minimum Lot Size           | None   |  |   |   |   |  |   |     |
| Minimum Size               | Must meet minimum efficiency unit requirements, as set forth in the Building Code  |  |   |   |   |  |   |     |
| Maximum Size (Square Feet) | 500  | No limit   | Studio/One-Bedroom = 850<br>Two Bedroom = 1,000<br>Can be no more than 50% of existing primary dwelling   | Studio and One-Bedroom = 850<br>Two Bedroom = 1,000   |   |  |   |     |
| Maximum Size Exception     | None   | None   | Application of floor area limit or site coverage shall not reduce ADU below 800 square feet   |   |   | None   | Application of floor area limit or site coverage shall not reduce ADU below 800 square feet   |     |
| Maximum Height             | Per base zone  | Per base zone  | Per base zone   | 16 feet   | Per base zone   | N/A  | 16 feet   |     |
| Front Setback <sup>2</sup> | Per base zone  |  |   |   |   |  |   |     |
| Side Setback <sup>2</sup>  | Per base zone  | Per base zone  | 4 feet or base zone, whichever is less  |   | Per base zone   | Per Base Zone  | 4 feet or base zone, whichever is less  |     |

|                           | JADU   | SINGLE UNIT – ADU  |   |   |   | MULTI-UNIT – ADU   |   |
|---------------------------|--|--|---|---|---|--|---|
| ADU Type                  | <br><b>CONVERSION<sup>1</sup></b><br><i>Conversion of an interior portion of an existing or proposed single-unit dwelling</i>   | <br><b>CONVERSION<sup>1</sup></b><br><i>Conversion of an interior portion of an existing or proposed single-unit dwelling or an existing detached accessory building</i>   | <br><b>ATTACHED<sup>1</sup></b><br><i>Construction of a new ADU attached to an existing or proposed single-unit dwelling</i> | <br><b>DETACHED</b><br><i>Construction of a new ADU as a detached accessory building</i> | <br><b>ABOVE DETACHED GARAGE</b><br><i>Construction of a new ADU above a detached garage</i> | <br><b>CONVERSION</b><br><i>Conversion of an existing non-habitable portion of a multi-unit development</i> | <br><b>DETACHED</b><br><i>Construction of a new ADU as a detached accessory building</i> |
| Rear Setback <sup>2</sup> | Per base zone  | Per base zone  | 4 feet (not abutting alley) or base zone, whichever is less   |   | Per base zone   | Per Base Zone  | 4 feet (not abutting alley) or base zone, whichever is less   |
| Entrance                  | Exterior entrance required   |  |   |   |   | Independent entrance required  |   |
| Internal Connection       | Internal connection to primary unit may be provided  |  |   | N/A   | N/A   | Not permitted  |   |
| Bathroom                  | May share with primary dwelling unit   | Bathroom is required   |   |   |   |  |   |
| Kitchen                   | Kitchen required, including sink, cooking appliance and refrigeration facilities   |  |   |   |   |  |   |
| Parking                   | None   |  | One   |   | One plus the primary dwelling must comply with parking  | None   | One per unit  |
| Parking Exception         | N/A  | Parking waived for the ADU if the property is: 1) within ½ mile walking distance to transit (including ferry); 2) within an architecturally or historically significant district; 3) on-street parking permits are required and not provided to the occupant of the ADU; or 4) within one block of a car-share vehicle pick-up/drop-off location |   |   |   |  |   |
| Garage Conversion         | Allowed; Replacement parking required citywide   | Allowed; Replacement parking required in the Coastal Zone  | N/A   |   |   | Allowed; Replacement parking required in the Coastal Zone  | N/A   |
| Deed Restriction          | Prior to issuance of building permit, owner must record deed restriction (prepared by the City) noting the size of the unit, description of unit, prohibition on short term rentals, prohibiting the sale of the ADU/JADU, and specifying owner-occupancy requirement. |  |   |   |   |  |   |
| Owner-Occupancy           | Owner shall live in either unit  | Owner-occupancy is not required for units built between January 1, 2020 and January 1, 2025  |   |   |   |  |   |
| Short-Term Lodging        | Short-term lodging is prohibited.  |  |   |   |   |  |   |
| Utility Connection        | A separate utility connection is not required  |  | The City may require a separate utility connection  |   |   |  |   |
| Fire Sprinklers           | Only required if fire sprinklers required and provided on primary unit   |  |   |   |   |  |   |
| Separate Conveyance       | ADUs and JADUs may not be sold separately  |  |   |   |   |  |   |
| Design                    | Shall have a similar style to the principal dwelling, including architectural style, roof pitch, color, and materials  |  |   |   |   |  |   |

<sup>1</sup> Conversion is either: 1) conversion of existing floor area within the envelope of an existing single-unit dwelling (including garage); or 2) development of an ADU within the footprint of a proposed single-unit dwelling (excluding garage) that complies with all applicable development standards. Construction of a new ADU that extends beyond the envelope of an existing single-unit dwelling or beyond the footprint of a proposed single-unit dwelling shall comply with the standards applicable to *Attached ADUs*.

<sup>2</sup> For conversion of existing enclosed floor area, garage, or carport, no additional setback required. For replacement of an existing enclosed structure, garage, or carport, no additional setback is required beyond the existing setback.