










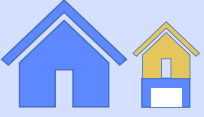




Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) are regulated by Newport Beach Municipal Code Sections [20.48.200](#) and [21.48.200](#). Ministerial review of all ADUs and JADUs will occur through a Zoning Clearance within 60-days of receiving a complete application. A Coastal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

	JADU	SINGLE UNIT – ADU				MULTI-UNIT – ADU		
ADU Type	 <p><b>CONVERSION<sup>1</sup></b> Conversion of an interior portion of an existing or proposed single-unit dwelling</p>	 <p><b>CONVERSION<sup>1</sup></b> Conversion of an interior portion of an existing or proposed single-unit dwelling or an existing detached accessory building</p>	 <p><b>ATTACHED<sup>1</sup></b> Construction of a new ADU attached to an existing or proposed single-unit dwelling</p>	 <p><b>DETACHED</b> Construction of a new ADU as a detached accessory building</p>	 <p><b>ABOVE DETACHED GARAGE</b> Construction of a new ADU above a detached garage</p>	 <p><b>CONVERSION</b> Conversion of an existing non-habitable portion of a multi-unit development</p>	 <p><b>DETACHED</b> Construction of a new ADU as a detached accessory building</p>	
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		
Additional Floor Area	No	Maximum 150 square feet to accommodate ingress/egress <sup>2</sup>	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 Two Bedroom = 1,000 Can be no more than 50% of existing primary dwelling	Studio and One-Bedroom = 850 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>3</sup>	Per base zone							
Side Setback <sup>3</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	

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<b>Rear Setback<sup>3</sup></b>	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
<b>Access</b>	Exterior entrance required in all cases. JADUs may provide internal connection.						
<b>Bathroom</b>	May share with primary dwelling unit	Bathroom is required					
<b>Kitchen</b>	Efficiency <sup>4</sup>	Full kitchen, including fixed cooking appliance with outside exhaust.					
<b>Parking</b>	None		One	One plus the primary dwelling must comply with parking	None		One per unit
<b>Parking Exception</b>	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					
<b>Garage Conversion</b>	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	
<b>Deed Restriction</b>	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.						
<b>Owner-Occupancy</b>	Owner shall live in either unit	Owner-occupancy is not required for units built between January 1, 2020 and January 1, 2025					
<b>Short-Term Lodging</b>	Short-term lodging is prohibited.						
<b>Utility Connection</b>	A separate utility connection is not required <sup>5</sup>	The City may require a separate utility connection					
<b>Fire Sprinklers</b>	Only required if fire sprinklers required and provided on primary unit						
<b>Separate Conveyance</b>	ADUs and JADUs may not be sold separately						
<b>Design</b>	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> Applicable to conversions of existing accessory structures only. Conversions within principal structure not entitled to 150 sf addition.

<sup>3</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.

<sup>4</sup> An efficiency kitchen may include a basic plug-in cooking appliance such as hot plate or microwave. A sink, food preparation counter and storage cabinets of reasonable size required.

<sup>5</sup> A separate utility connection may be required when the JADU or ADU is constructed as part of a new single-unit dwelling.