

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	ADU WITH SINGLE- OR MULTI-UNIT DEVELOPMENT			ADU WITH MULTI-UNIT DEVELOPMENT	
ADU Type	 <p>JADU <i>Conversion¹ of an interior portion of an existing single-unit dwelling; or new construction within a proposed single-unit dwelling</i></p>	 <p>INTERNAL^{1,2} <i>Conversion of an interior portion of an existing single-unit or multi-unit dwelling, or an existing detached accessory building; or new construction within a proposed single-unit or multi-unit (2+) development</i></p>	 <p>ATTACHED¹ <i>Construction of a new ADU attached to an existing or proposed single-unit or multi-unit dwelling</i></p>	 <p>DETACHED <i>Construction of a new ADU as a detached accessory building</i></p>	 <p>CONVERSION <i>Conversion of an existing non-habitable (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages) portion of a multi-unit (2+) development</i></p>	 <p>DETACHED <i>Construction of a new ADU as a detached accessory building</i></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 a single-unit or multi-unit dwelling			Allowed on all residential and mixed zoned properties that are improved with existing multi-unit dwellings	
Number of Units	One	One			At least one and no more than 25% of the existing unit count in the multi-unit development	Two
Allowed with Other ADU ³	May also provide single-unit ADU	May also provide JADU as part of a <u>single-unit dwelling</u>			No	
Minimum Lot Size	None					
Minimum Size	Must meet minimum efficiency unit requirements of 220 square feet					
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 (for attached only)		No limit	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 an ADU below 800 square feet and a height limit of 16 feet ⁴		None	Application of floor area limit or site coverage shall not reduce ADU below 800 square feet and a height limit of 16 feet ⁴
Maximum Height	Per base zone	Per base zone	Per base zone	16 feet (Exception: Base zone for an ADU constructed above a garage that complies with setbacks and principal unit complies with parking)	N/A	16 feet (Exception: Base zone for an ADU constructed above a garage that complies with setbacks and principal unit complies with parking)

ADU Type	JADU	ADU WITH SINGLE- OR MULTI-UNIT DEVELOPMENT			ADU WITH MULTI-UNIT DEVELOPMENT	
	JADU	INTERNAL	ATTACHED	DETACHED	CONVERSION	DETACHED
Front Setback ⁵	Per base zone					
Side Setback ⁵	Per base zone	Per base zone	4 feet or base zone, whichever is less		Per Base Zone	4 feet or base zone, whichever is less
Rear Setback ⁵	Per base zone	Per base zone	4 feet (not abutting alley) or base zone, whichever is less		Per Base Zone	4 feet (not abutting alley) or base zone, whichever is less
Access	Exterior entrance required in all cases. JADUs may provide internal connection.					
Bathroom	May share with primary dwelling unit	Bathroom is required				
Kitchen	Efficiency ⁶	Full kitchen, including fixed cooking appliance with outside exhaust.				
Parking	None	None	One		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. Additional restrictions required in the Coastal zone.					
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. (See Utilities Director 1/9/21 Memorandum for single water and sewer service allowances)				
Fire Sprinklers	Only required if fire sprinklers required and provided on primary unit. (See State Fire Marshall Informational Bulletin 21-005 for exceptions)					
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					

¹ Internal 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 or multi-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 or multi-unit dwelling or beyond the footprint of a proposed single-unit or multi-unit dwelling shall comply with the standards applicable to *Attached ADUs*.

² Conversions of existing accessory structures are permitted a 150 sq. ft. addition to accommodate ingress/egress. Conversions within principal structure not entitled to 150 sf addition.

³ Current adopted code is out of date. AB3182, effective January 1, 2021, allows an ADU and a JADU on the same lot with a proposed or existing single-family dwelling, regardless if the ADU is detached, attached, or internal. This change will be incorporated into future Title 20 and Title 21 amendments.

⁴ An ADU constructed concurrently with a new development shall comply with the total maximum allowed floor area or lot coverage limits applicable to the property. In the case where the floor area or lot coverage of existing development doesn't allow the development of an 800 sf ADU, then the ADU may exceed floor area or lot coverage limits to the minimum extent necessary to accommodate the 800 sf ADU provided it meets the 16-foot height limit and 4-foot setback requirements.

⁵ 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. Additional setback maybe required for coastal resource protection per IP.

⁶ 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.