



ACCESSORY RENTAL DWELLING UNIT (ARDU)

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INFORMATION
BULLETIN

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Accessory Rental Dwelling Units (ARDUs) are smaller secondary housing units that may be located on a lot with one (1) single-family dwelling in the RL or RL/M, RM, or RM/H zones. ARDUs are required to be built on a permanent foundation subject to the issuance of a Building Permit. The City will follow California Law SB-1069 & AB2299 until a City code is adopted.

- a. An ARDU can be up to 50% of the living area of the existing single-family residence or 1,200 sq. ft., whichever is less if attached. If detached (10 foot separation minimum); then up to 1,200 sq. ft. is permissible.
- b. Separate sale or ownership of the ARDU from the primary dwelling on a lot is prohibited.
- c. Attached and detached accessory rental dwelling units shall comply with all yard and setback requirements applicable to dwellings of the zone in which they are located. No detached ARDU shall be located closer than ten (10) feet to other buildings on the same property. ARDUs are required to maintain an architectural style which will harmonize with existing and proposed land uses in the neighborhood with regard to siding material, roof material, roof overhang, and window treatment.
- d. Garage conversions will require replacement of existing sized garage on-site; however, if the existing garage on-site is demolished as a part of the construction of a new ARDU, then in-kind garage replacement is not required, however 2 off-street parking spaces are required. Garage conversions are allowed within the setback.
- e. Parking will no longer be required for ARDU provided the property is within a half-mile of a public transit stop.
- f. Dwellings modified to incorporate an ARDU shall, on sides adjacent to streets, retain the appearance of a detached single-family dwelling.
- g. ARDUs shall not be permitted on a lot having a guesthouse or guest living quarters. Conversion of a guesthouse or guest living quarters into an ARDU is permitted provided the ARDU is consistent with local and State regulations.
- h. New or separate utility connections to the ARDU are not required except if it's within the RM or RM/H zones.
- i. Fire sprinklers for ARDU's are not required unless they exist in the primary residence.
- j. An ARDU shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the existing General Plan land use designation and zoning district for the subject property.
- k. Appeals shall be processed as prescribed in Section 17.28.090(C) of the Municipal Code, except that the appeal of a decision relating to an ARDU shall not include a noticed public hearing and shall only consider the project's compliance with local and State standards.
- l. All impact fees generally applicable to residential construction shall apply to ARDU's and shall be paid prior to permit issuance and/or final inspection. These fees may include impacts associated with sewers, parklands, schools, and other public facilities. Sewer connection fees cannot be charged unless it's within the RM or RM/H zones.
- m. Applications shall be issued or disapproved within 120 days of initial receipt.