



CITY OF LEMON GROVE

"Best Climate On Earth"

Accessory Dwelling Unit Development Standards*

Permitted Zones	RL, RLM, RM, RMH, RP, CG (ADUs & JADUs not permitted in other zones)					
Existing Use/Structures	Single-Family Residence(s) (a)				Multiple-Family Residences (b)	
Number Allowed	Property not to exceed one (1) ADU & one (1) JADU (c)				Two (2) detached ADUs & conversion of uninhabitable area up to 25% of multifamily units	
Proposed type of ADU or JADU	Detached ADU	Attached ADU	Conversion ADU	Conversion JADU	Detached ADU	Conversion ADU
Access into ADU/JADU	External only	External only	External only	External (req.) Internal (opt.)	External only	External only
Owner Occupancy	Not required	Not required	Not required	Required (d)	Not required	Not required
Max Floor Area (e)	1,200SF & 100% of primary dwelling	1,200SF & 100% of primary dwelling	None; excess of 1,200sf 150sf Add.	500SF	1,200SF	Existing area
Minimum Floor Area	150SF	150SF	150SF	150SF	150SF	150SF
Maximum Height	16' - 20' (f)	25'	Existing	Existing	18'	Existing
Minimum Front	25'(g)	25'(g)	Existing	Existing	25'(g)	Existing
Setbacks Side-Interior	4'	4'	Existing	Existing	4'	Existing
Street Side	4'	4'	Existing	Existing	4'	Existing
Rear	4'	4'	Existing	Existing	4'	Existing
Architectural (objective)	Same architectural style, exterior materials, and colors as the existing or proposed primary dwelling.					
Minimum separation Primary structures (e)	10'	10'(h)	N/A	N/A	10'	N/A
Min. separation Accessory Structure (e)	10'	10'(h)	N/A	N/A	10'	N/A
Standards below are for ADUs exceeding 800SF and a JADU only; Standards above are for all ADU types.						
Minimum Usable Open Space(Per 17.24.070)	Maintain zone requirement	Maintain zone requirement	N/A	N/A	Maintain zone requirement	N/A
Minimum Landscaping (17.24.050)	Maintain 15% Total Lot Area	Maintain 15% Total Lot Area	N/A	N/A	Maintain 15% Total Lot Area	N/A
Off-street Parking (17.24.060D1f)	Most ADUs are exempt(i)	Most ADUs are exempt(i)	Most ADUs are exempt(i)	None, replace for garage conversion	Most ADUs are exempt(i)	Most ADUs are exempt(i)
Floor Area Ratio (FAR)	None	None	None	None	None	None
Maximum Stories	None	None	None	None	None	None
Minimum Lot Area	None	None	None	None	None	None
Max. Lot Coverage	None	None	None	None	None	None

*This handout is for informational purposes only. Standards are located in the City's Municipal Code.

*Minimum Allowance. Development standards shall not prohibit an accessory dwelling unit that is up to sixteen feet high, with a floor area up to eight hundred square feet and four-foot side and rear yards.

*ADUs do not require public street dedication (12.10.050B3), street improvements (12.10.060B3), or landscape improvements (17.24.060D).

*Existing ARDUs are considered ADUs.

(a) Single-family includes properties with multiple detached single-family houses.

(b) Multiple-family is two or more units that share a common wall. No JADUs are allowed with Multi-family. No attached ADU additions allowed.

(c) JADUs must be constructed within areas of the existing home. JADUs not permitted with multiple-family residences.

(d) JADUs require owner occupancy recordation prior to building permit issuance.

(e) Project shall comply with standard if possible; however, up to 800sf ADU (not JADU) is permitted if unable to comply with this standard.

(f) A height of:

- 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.
- 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code.
- 2 feet in height in additional height is permitted to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

(g) ADU's may be permitted in front setbacks if there is nowhere else to place them on the property.

(h) Attached ADUs must share a common wall with the primary residence.

(i) ADUs located within ½ mile of a bus stop or transit station do not need to provide parking. Other exemptions are listed in 17.24.060D1f.



CITY OF LEMON GROVE

"Best Climate On Earth"

Accessory Dwelling Unit Development Standards*

Providing the following information on plans will assist the Planning Department to expedite the ADU/JADU plan review. Further, the information will likely reduce the number of plan submittals necessary to submit to the Department.

Title Page

- Provide a detailed scope of work that specifies the number and type of ADU/JADU being constructed and any other work occurring on the site.
- Provide a table that specifies:
 - The property's zoning classification.
 - Itemizes all structures on the site and provides their square-footages.
 - Provides percentage of the ADU square-footage to the primary residence.
 - Provide a proposed ADU to existing residence calculation expressed as a percentage.
 - Provide a landscape to lot square-footage calculation expressed as a percentage.
 - Provide the square-footage of open space to be provided.
- Provide a proximity map that identifies the distance from the nearest bus stop or transit center to the subject property. Both parking and allowable building height is impacted if the subject property is within ½ mile of transit.

Site Plan

- Provide a full site plan.
- Show all existing structures on the site and label them accordingly (ADU, JADU, Garage, Patio, etc.).
- Clearly distinguish between existing and proposed structures and labels them accordingly.
- Distinguish between existing and proposed hardscape and landscaped areas.
- Provide the locations of all existing and proposed mechanical equipment on the property.
- Provide the location of existing and proposed parking spaces.
- Provide contour lines for sloping properties
- Outline landscape area on the site plan and specify the total area up to 15% of the lot.

Elevations

- Provide elevations for all sides of the proposed ADU. Additions must provide elevations of all sides of existing building.
- Provide a Building height measurement.
- Identify proposed materials and colors of the proposed ADU and the existing residence. Exterior materials must be similar to the primary.

Other Information

- Providing staff the County Assessor Building Construction Record can be useful when there are structures of questionable permit history.