



Frequently Asked Questions — Accessory Dwelling Units

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WHAT IS AN ACCESSORY DWELLING UNIT (ADU)/JUNIOR ACCESSORY DWELLING UNIT (JADU)?

An **Accessory Dwelling Unit (ADU)** is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. A **Junior Accessory Dwelling Unit (JADU)** is a subset of ADUs entirely contained within an existing or proposed single-family residence no larger than 500 square feet that includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure and includes an efficiency kitchen. ADU and JADU requirements are located in Chapter 5 (Section 5.03.010) of the Ontario Development Code, which can be found online here: www.ontarioca.gov/Planning/Applications.

HOW DO I APPLY FOR AN ADU OR JADU?

A completed [building permit application](#) along with all [submittal requirements](#) must be submitted electronically to the Building Department through the City's [Citizen Portal Access](#) website. For questions regarding the application process, the Building Department can be contacted at (909) 395-2023 or via email at BuildingCounter@ontarioca.gov.

FREQUENTLY ASKED QUESTIONS ON ADU AND JADU STANDARDS

	Accessory Dwelling Unit (ADU)		Junior Accessory Dwelling Unit (JADU)
	Detached	Attached/Within Existing Structure	
Eligible Site ^{5, 6}	A lot containing a permitted dwelling within a residential or mixed-use zone. One ADU and JADU per lot may be permitted.		
Maximum Lot Coverage	No ADU subject to this Subsection F of Section 5.03.010 may cause the total lot coverage of the lot to exceed the maximum lot coverage of the Zoning District in which it is located, except those subject to Subsection F.1.c		
Maximum Floor Area	Limit of 850 SF for a studio or one-bedroom, and 1,000 SF for two or more bedrooms	Limit of 850 SF for a studio or one-bedroom and 1,000 SF for two or more bedrooms and is further limited to 50 percent of the floor area of the existing primary dwelling ¹	Limit of 500 SF. Must be within the space of an existing or proposed single-family dwelling or attached garage
Maximum Height ²	A detached ADU created on a lot with an existing or proposed single-family or multiple-family dwelling unit may not exceed 16 FT in height, except as noted below:		
	A detached ADU may be up to 18 FT in height if it is created on a lot with an existing or proposed single family or multiple-family dwelling unit that is located within one-half mile walking distance of a major transit stop or a high-quality transit corridor. The ADU may be up to two additional feet in height (for a maximum of 20 FT) if necessary, to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.		
	A detached ADU created on a lot with an existing or proposed multiple-family dwelling that has more than one story may not exceed 18 FT in height.		
	An ADU that is attached to the primary dwelling may not exceed 25 FT in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this Subsection E.2.d may not exceed two stories.		
Minimum Setback ³	Front Yard: Setback requirements of the Zoning District Rear Yard: 4 FT Interior Side Yard: 4FT Street Side Yard: 4FT Setback requirements of the Zoning District apply for ADUs and JADUs constructed within the primary dwelling		

	Accessory Dwelling Unit (ADU)		Junior Accessory Dwelling Unit (JADU)
	Detached	Attached/Within Existing Structure	
Building Separation	6 FT	N/A	
Open Space ¹	No ADU may cause the total percentage of open space of the lot to fall below the requirements specified in Section 6.01.010 (Residential Zoning Districts)		
Entry Requirement	Exterior entry required		Exterior entry required Interior entry may be provided
Cooking Facility and Bathroom Requirement	Must have own kitchen and bathroom		Must have an Efficiency Kitchen ⁴ and must have its own separate sanitation facilities or share sanitation facilities with the existing or proposed single-family structure
Parking Requirement	One parking space per accessory dwelling unit or per bedroom, whichever is less These spaces may be provided as tandem parking on a driveway Parking standards for an ADU are not required per the exceptions listed in Subsection F.7.b of Section 5.03.010		
Parking Replacement	Replacement parking is not required when an ADU or JADU replaces required parking for the primary residence		
Occupancy Requirement	N/A		The owner must occupy the primary residence or the JADU.
Deed Restrictions	Except as otherwise provided in Government Code Section 65852.26, the ADU or JADU may not be sold separately from the primary dwelling.		
Impact Fees	Impact fees are required for an ADU or JADU that is 750 square feet in area or larger		

¹ No application of the percent-based size limit in Subsection F.1.b of Section 5.03.010, or lot coverage limit or open-space requirement may require the ADU to be less than 800 square feet.

² A Conditional Use Permit is required for ADUs that exceed the allowable height provided in Section 5.03.010 (E)(2), to a maximum of 35 feet.

³ No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

⁴ An Efficiency Kitchen is defined as a kitchen that includes each of the following: a cooking facility with appliances, a food preparation counter or counters that total at least 15 square feet in area and food storage cabinets that total at least 30 square feet of shelf space.

⁵ JADUs are not permitted on lots with multiple detached single-family dwellings.

⁶ ADUs and JADUs may be permitted within a non-residential zone, provided the lot contains a legally permitted dwelling unit.