



## 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](http://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](mailto:BuildingCounter@ontarioca.gov).

### FREQUENTLY ASKED QUESTIONS ON ADU AND JADU STANDARDS

	Single-Family ADU		Multi-Family ADU	JADU
	Detached	Attached		
Number of Units <sup>5</sup>	Maximum of one ADU per single-family lot.  <b>Lots containing multiple detached single-family dwellings are only eligible to create one ADU.</b>		Lots containing multifamily dwellings (two or more attached dwelling units) are eligible for: <ul style="list-style-type: none"> <li>• Two detached ADUs (may be attached or detached to each other); and/or</li> <li>• Conversion of non-habitable space for a minimum of one ADU or up to 25 percent of number of existing residential units.</li> </ul> <b>An attached ADU is not allowed.</b>	<ul style="list-style-type: none"> <li>• Maximum of one per single-family dwelling unit.</li> <li>• Contained entirely within the single-family dwelling or attached garage.</li> </ul> <b>JADUs are not permitted on lots with multiple detached single-family dwellings.</b>
Maximum Floor Area (Unit Size)	Detached ADUs are limited to 850 SF for a studio or one-bedroom, and 1,000 SF for two or more bedrooms. Attached ADUs are limited to 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. <sup>1</sup>			Limit of 500 SF. Must be within the space of an existing or proposed single-family dwelling or attached garage.
Maximum Lot Coverage	800 SF maximum allowance until the requirements of the underlying zoning district apply.			
Maximum Height <sup>2</sup>	A detached ADU on a lot with an existing or proposed single or multi-family dwelling may not exceed 16 feet in height, except as noted below: <ul style="list-style-type: none"> <li>• A detached ADU may be up to 18 feet tall on a lot with a single or multi-family dwelling within half a mile of a major transit stop or high-quality transit corridor. It can be 20 feet tall if needed to match the roof pitch of the primary dwelling.</li> <li>• A detached ADU on a lot with an existing or proposed multi-family dwelling with more than one story may not exceed 18 feet in height.</li> <li>• An ADU attached to the primary dwelling may not exceed 25 feet in height or the height limit of the underlying zone for the primary dwelling, whichever is lower. ADUs under this rule cannot exceed two stories.</li> </ul>			Limited to the height of the existing structure.

	Accessory Dwelling Unit (ADU)		Multifamily ADU	Junior Accessory Dwelling Unit (JADU)
	Detached	Attached		
Minimum Setback <sup>3</sup>	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.			
Building Separation	6 FT separation between detached structures is required.		N/A	
Open Space <sup>1</sup>	No ADU subject to Section 5.03.010.F.1.c. 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.		<ul style="list-style-type: none"> <li>• Exterior entry required.</li> <li>• Interior entry may be provided.</li> </ul>	
Cooking Facility and Bathroom Requirement	Must have own kitchen and bathroom.		Must have an Efficiency Kitchen and either separate sanitation facilities or share facilities with the existing or proposed single-family structure.	
Off-Street Parking	<ul style="list-style-type: none"> <li>• One parking space is required for each accessory dwelling unit.</li> <li>• The parking space may be provided in setback areas or as tandem parking.</li> <li>• Parking standards for an ADU are not required per the exceptions listed in Subsection F.6.b. of Section 5.03.010.</li> <li>• Replacement parking is not required when an ADU or JADU replaces required parking for the primary residence.</li> </ul>			
Owner Occupancy	N/A		The owner must occupy the primary residence or the JADU.	
Rental	Units shall not be used or rented as short-term rental and may be rented for periods of 30 days or greater.			
<b>Impact Fees</b>	<b>Impact fees are required for an ADU or JADU that is 750 square feet in area or larger</b>			

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> ADUs and JADUs may be permitted within a non-residential zone, provided the lot contains a legally permitted dwelling unit.

Additional information relating to Accessory Dwelling Units can be found here: [www.ontarioca.gov/ADU](http://www.ontarioca.gov/ADU)



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