

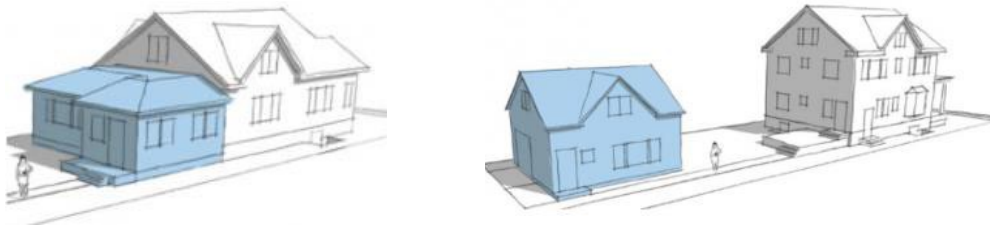
Accessory Dwelling Unit (ADU)

An ADU is an independent dwelling unit located on the same lot as either an existing or proposed single or multifamily residential structure. This handout covers the requirements for ADU's created on the same lots as single family homes.

Each single-family home is allowed one ADU and one Junior Accessory Dwelling Unit (JADU). The requirements for each are described below.

Accessory Dwelling Unit Standards

An ADU is allowed on any property zoned for single-family, duplex, and multifamily dwellings. The ADU may be either detached or attached to the primary residential structure as illustrated below.



- Maximum Square Footage:
 - Detached ADU – 1000' square feet in floor area.
 - Attached ADU – not to exceed 50% of primary dwelling gross floor area (excluding garage). At a minimum, an 800' attached ADU is permitted regardless of primary dwelling gross floor area.
- Height: 16' 1-story, or 24' if built above a detached garage.
- Design Requirements: Permanent provision for living, sleeping, eating, cooking, and sanitation must be provided within the ADU. The unit must have an independent exterior access. The ADU must contain water, sewer, gas and/or electric utility connections.
- Setbacks:
 - Outside of front yard setback
 - 4' side yard
 - 4' rear yard
 - 21' from face of curb of side street (Only for corner lots)
- Parking: (1) Additional parking space is required for the construction of an ADU. This requirement may be fulfilled with a tandem parking spot in the front yard setback. This requirement is waived if: the ADU is a conversion of an existing garage, or the lot is within 1/2 mile from transit.
- Fees: Small units (under 750 square feet) have their impact fees reduced or eliminated.



City of Gilroy - Community Development Department

Planning Division

Junior Accessory Dwelling Unit Standards (JADU)

A JADU is a smaller, independent dwelling unit built on a parcel containing a single family residence. A JADU may be constructed on any property zoned for residential use, provided the lot has no more than one existing/proposed single family residence and no more than one ADU. JADUs must be located within the primary residence. Junior ADUs require owner occupancy on the property where the JADU is located.

- Maximum Square Footage: 500 square feet
- Design Requirements: Permanent provision for living, sleeping, eating, and must be provided within the JADU. The cooking area must have appliances, a food preparation counter, and storage cabinets. Access to a sanitation facility must be provided. The unit must have an independent exterior access. The ADU must contain water, sewer, gas and/or electric utility connections but are not required to be separate from primary connections.
- Parking: No additional parking is required for the creation of a JADU.
- Fees: No impact fees may be assessed for a JADU.

Miscellaneous Common Standards

- Fire sprinklers are only required for ADU's and JADU's if they are required for the primary structure.
- Sale of ADU's and JADU's separate from the primary structure is prohibited.
- Short term rentals (rental shorter than 30 days) are prohibited.
- A deed restriction is required confirming that the ADU (or JADU) will not be sold separately from the primary structure, and that the ADU (or JADU) will not be rented for periods less than 30 days.