

ADUs, JADUs, and more!

An Overview of the City of Monrovia's ADU Ordinance



May 22, 2021



ADUs in the NEWS

Forbes

2020: The Year Of The ADU



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Real Estate

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Accessory dwelling units (ADUs) should get a new lease on life in 2020 due to a heavy push for affordable housing perfectly timed with state regulation and advancements in construction technology.

The ADU housing approach is a fast and creative way to address affordable housing. ADUs, which have been around for years, go by a variety of names: casitas, pool homes, in-law suites, granny flats, guesthouses and secondary dwelling units, among them.

They are getting more attention amid the housing crisis as a way to leverage existing city infrastructure preventing urban sprawl and costly system expansions. Construction of ADUs creates jobs as well as additional tax revenue. And since ADUs are typically smaller than a traditional home, they are less costly to build. With so many wins, why haven't ADUs gone viral?



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“With so many wins, why haven't they gone viral?”

ADUs in the NEWS 2021

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CITYLAB

How California Set Off a Backyard Apartment Boom

With a state law easing restrictions on accessory dwelling units, granny flats are proliferating in L.A. and other cities — and pre-fab options may make these tiny houses even more common.

By [Kriston Capps](#)

March 25, 2021, 1:50 PM PDT

Now that they're fully legal, backyard homes are big business in California.



Backyard apartments by Abodu arrive by delivery to be assembled on site in San Jose.
Photographer: Adam Rouse/courtesy of Abodu

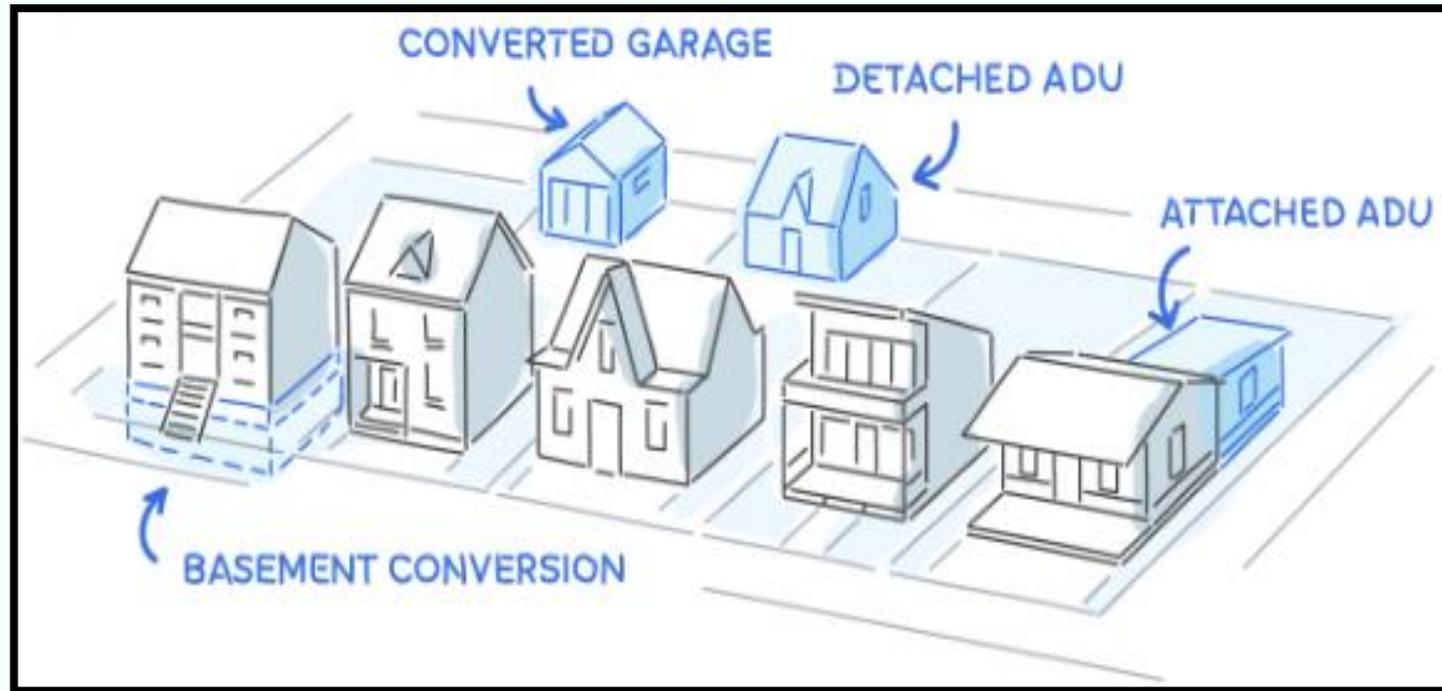
How did the ADU BOOM happen?

- Accessory Dwelling Unit law has been updated on several occasions since the mid-1990s.
- **2019** - SB 13, AB 68, AB 587, AB 670, AB 881 collectively amended Gov. Code §65852.2 and §65852.22.
- **2020 Update** Monrovia's ADU Ordinance (Ord No. 2020-10) effective as of last November



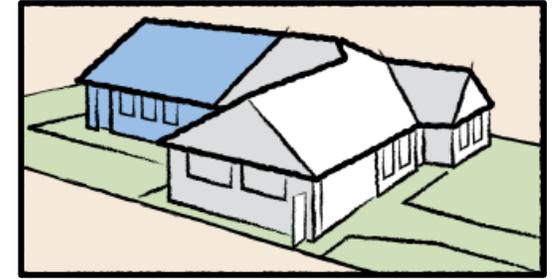
What is an ADU?

- ADUs are smaller independent residential dwelling units located on the same lot as the existing housing unit.

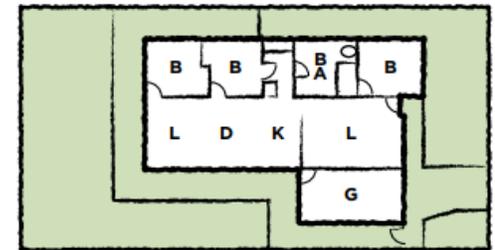


What is an JADU?

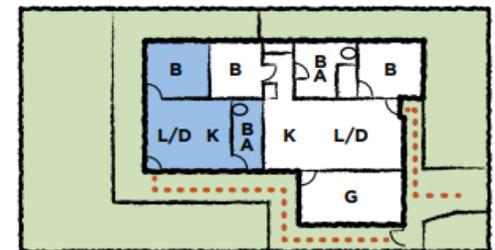
- A JADU is a smaller living unit (≤ 500 s.f.)
- Only permitted on Single Family Lots
- Contained entirely within an existing or proposed single-family dwelling.
- Must have an efficiency kitchen at the minimum
- Bathroom may be shared or independent from main dwelling.



Existing SFR Floor Plan



JADU created out of a bedroom in existing SFR



BENEFITS of ADUs

- Affordable type of home to construct in California
- Provide a source of income for homeowners
- Allow extended families to be near one another while maintaining privacy
- Provide as much living space as many newly-built apartments and condominiums
- Give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place as they require more care.

Monrovia's ADU laws

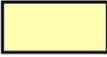


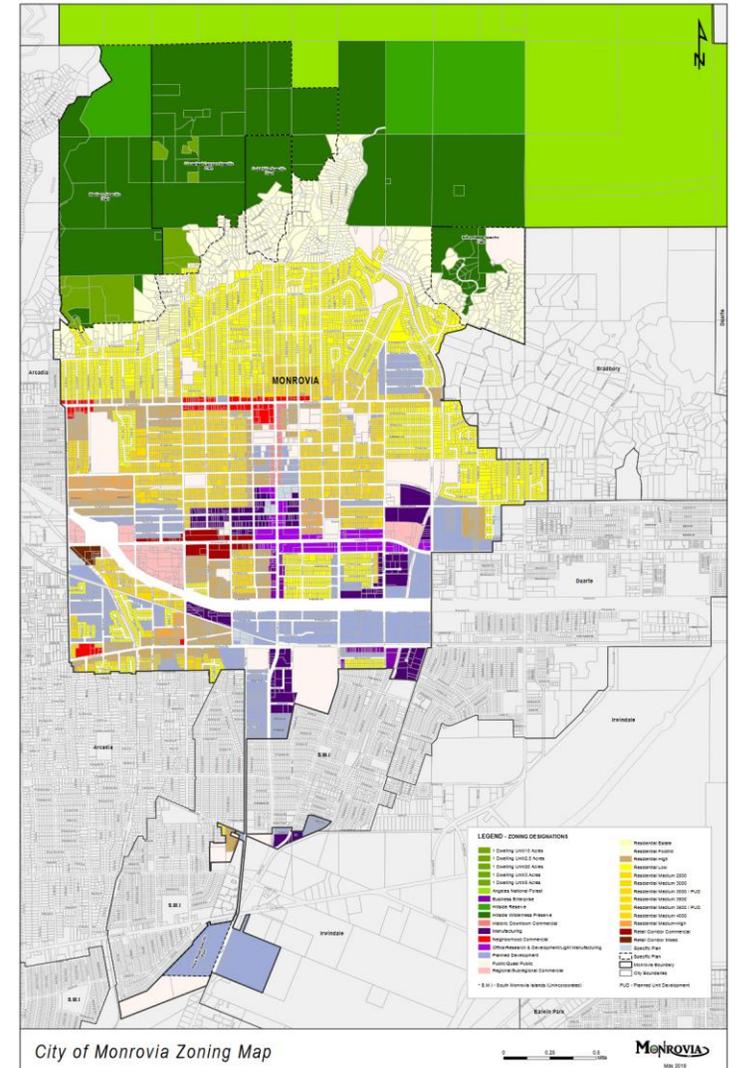
Monrovia ADU Laws

- **Monrovia's ADU Ordinance provides Expanded Land Use Potential!**

- Monrovia allows ADUs in all zoning districts where single family or multifamily development exists or is proposed.

- These zones include:

	Residential Estate		Residential High
	Residential Foothill		Planned Development
	Residential Low		Neighborhood Commercial
	Residential Medium		



Monrovia ADU Development Process

■ Two Types of Applications

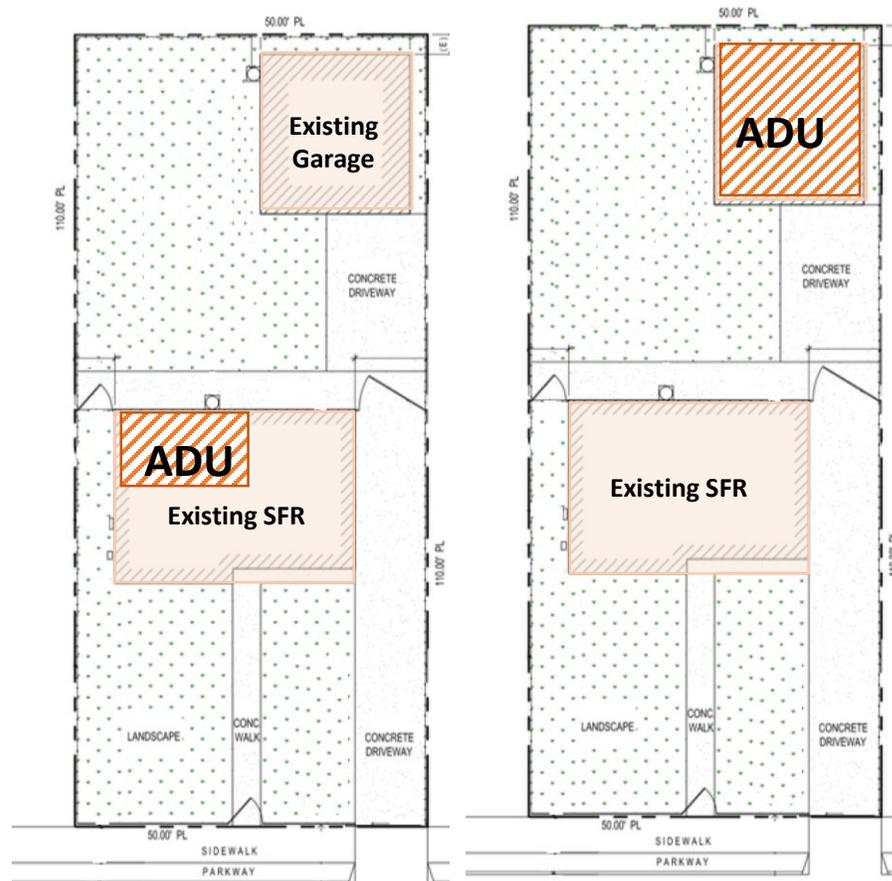
- “By-Right Proposals” & “Proposals requiring Planning Division Review”

■ Four Basic Steps

- 1) **Zoning Compliance** – Concept review by Planning Division
- 2) **Plan Check** – Construction plan submittal to Building Division
- 3) **Building Permit** – Building permit issued upon plan approval
- 4) **Occupancy** - Certificate of Occupancy issued once built

SINGLE FAMILY Building Permit Only ADUs

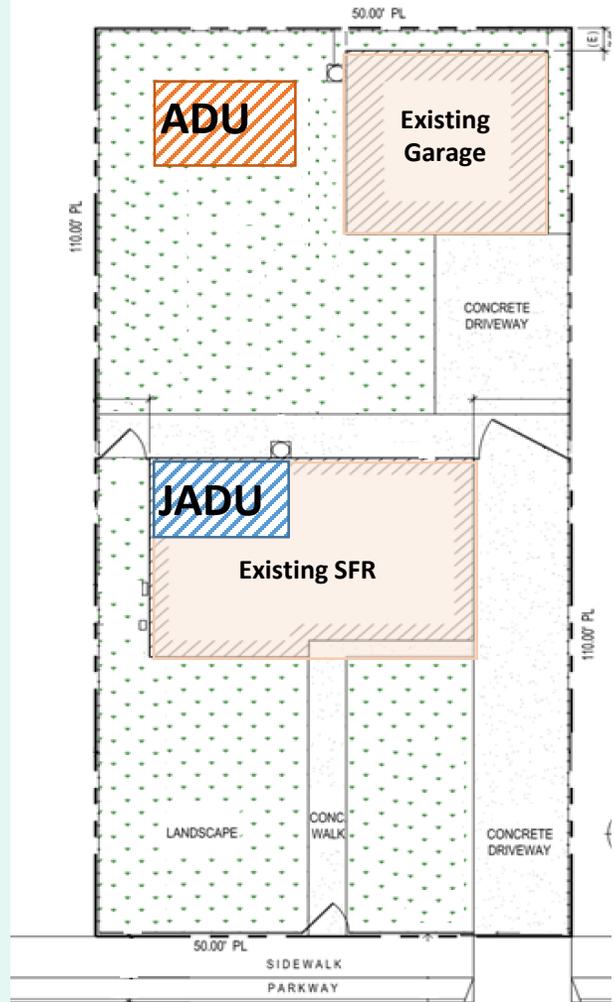
- An ADU created within an existing single family dwelling or existing accessory structure



- No additional setbacks required
- Minimum ADU Size: 220 SF
- No size limit on conversion, provided that ADU remains incidental to main dwelling.

SINGLE FAMILY Building Permit Only ADUs

■ An ADU created as a New Detached Structure



- **Size:** 220- 800 SF (min/max)
- **Building Height:** 16 feet (max)
- **Setbacks Side and Rear:** 4 feet (min)

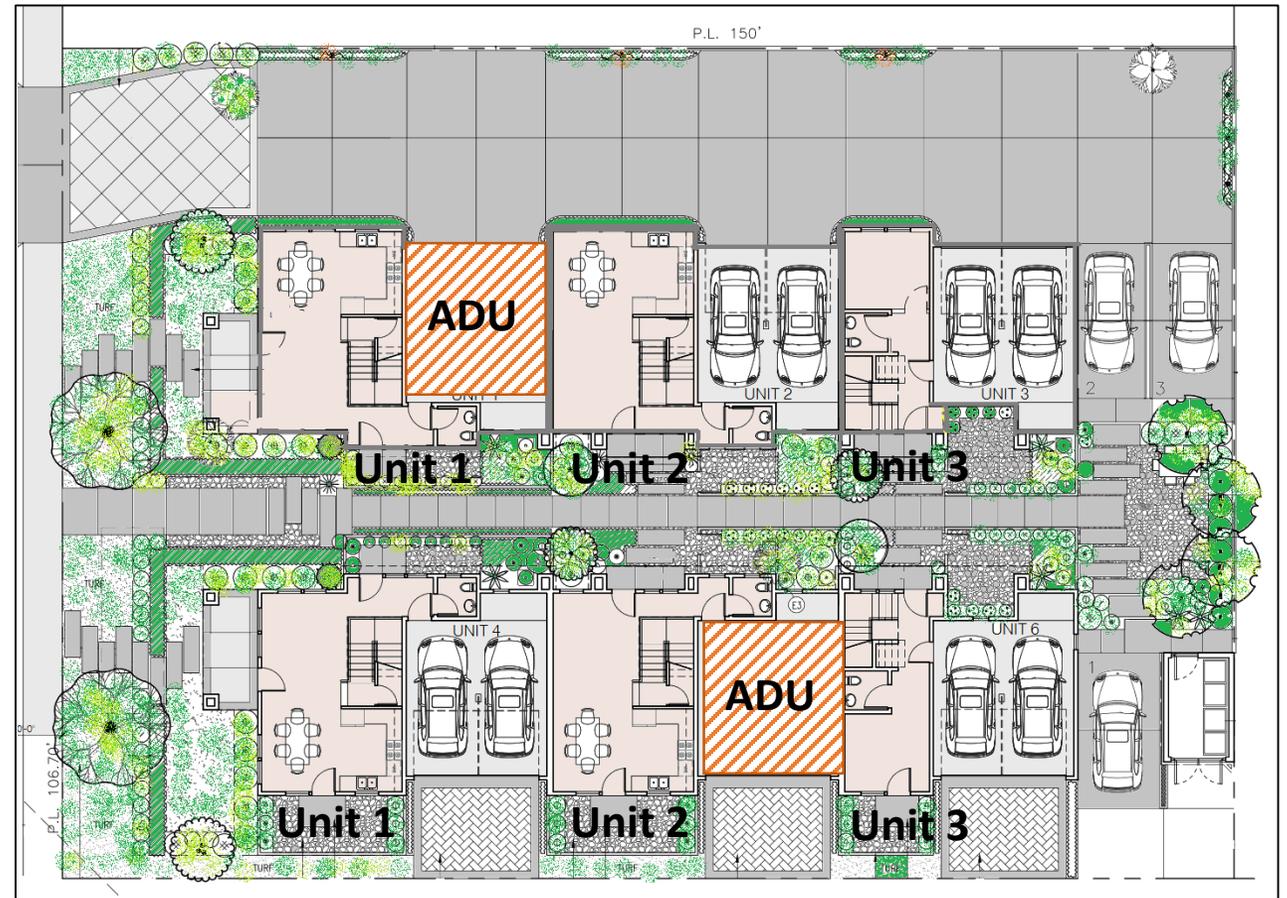
■ *Plus....*you can even add a **JADU**

- **Size:** 220- 500 SF (min/max)

Multifamily Building Permit Only ADUs

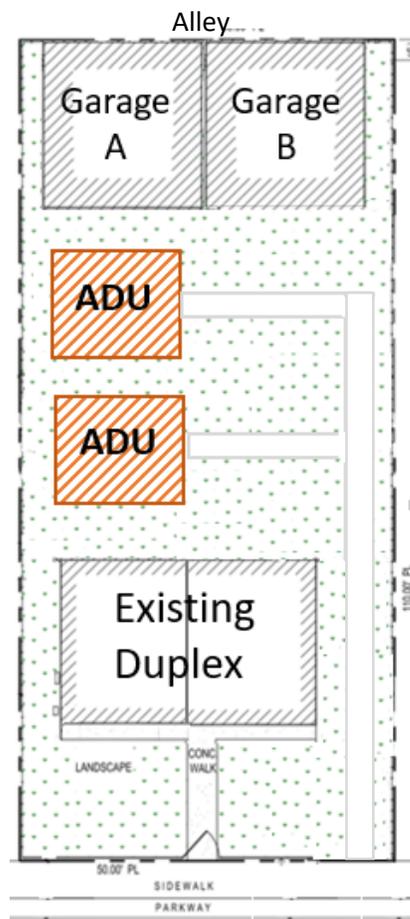
- ADUs created by converting non-habitable space within existing Multifamily Dwellings

- Minimum of 1 ADU and up to 25% of the existing number of units within the building



MULTIFAMILY Building Permit Only ADUs

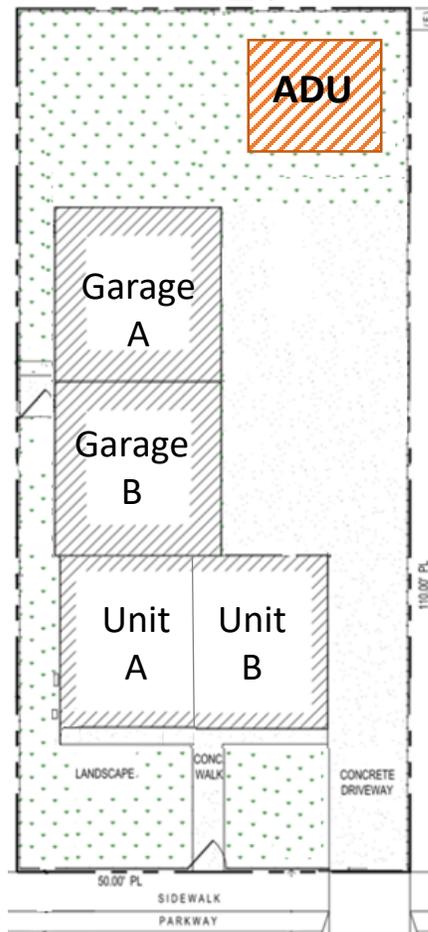
- ADUs created as new detached structures on lot developed with an existing multifamily dwelling.



- Maximum No. of ADUs: 2
 - Maximum Building Height: 16 feet
 - Minimum Setbacks: 4 feet (side and rear)
- Detached accessory structures cannot be converted into ADUs

Multifamily Building Permit Only ADUs

■ By-right ADUs on Lots proposed with Multifamily Development



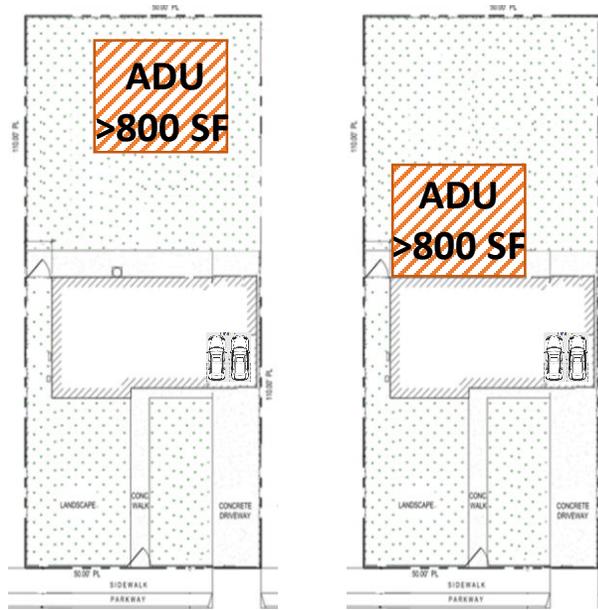
- Maximum of 1 detached ADU
 - Maximum Building Height: 16 feet
 - Minimum Setbacks: 4 feet (side and rear)
- New multifamily development must satisfy all zoning requirements
- Total living area on lot may only exceed zoning maximum by 800 SF.

All Other ADUs requiring Planning Division Staff Review



Monrovia ADU Development

- **“All Other Proposals”** subject to Monrovia-centric Zoning
 - Detached ADUs > 800 SF created by new construction
 - ADU created as additions to existing single family dwellings
 - Cannot exceed 50% the size of SFR
 - Landmarks, Historic District Contributors, and Mills Act Properties



Monrovia ADU Development Standards

■ **Monrovia-centric Design Review**

- Design must match that of the existing or proposed dwelling
- Maximum building height: 16 feet
- Setbacks: 4 feet (side and rear)
- ADU Max Size Limit: 1,000 SF

■ **Landmarks, Historic District Contributors, and Mills Act Properties**

- Require added layer of review to protect historic resource.

Monrovia ADU Development

■ Parking Requirements

- No additional parking for “By-Right – Building Permit Only” Proposals
 - Replacement parking not required with converted garages.
- Parking is NOT required if ADU is:
 - Created through the conversion of existing space (including a garage)
 - Located within ½ mile walking distance from public transit
 - Located within a historic district
 - Located within area where permit parking is not offered to ADU occupants
 - Located within one block of a car share parking
- Only 1 space required for “All Others” provided exceptions don’t apply

Monrovia ADU Development

■ Covenant Requirements

- Homeowner Occupancy not required for ADUs
- Homeowner Occupancy is required for JADUs
- ADUs and JADUs may not be used as short-term rentals (rentals less than 30 days)

■ Utility Requirements

- Water and sewer fees apply
- Separate meter not required

Common Questions

- Can I use a prefabricated structure as an ADU?
- Can I use a recreational vehicle or tiny house on wheels as an ADU?
- Will building an ADU increase my property taxes?
- Can I build a 2-story ADU?
- How much does it cost to build an ADU?

Which ADU is waiting for you?



Questions?

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Planning
Community Development

