

General Information

Accessory Dwelling Unit (ADU) is an attached or detached residential dwelling unit that provides complete independent living facilities for 1 or more persons and is located on a lot with a proposed or existing primary dwelling. An ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU cannot be sold or conveyed separately from the main residence.

Junior Accessory Dwelling Unit (JADU) is a unit contained entirely within the walls of a single-family residence and is no more than 500 square feet in size. It requires owner-occupancy of the primary dwelling or the JADU. Before permit issuance, the City must be provided a copy of a recorded deed restriction which shall include: (i) restrictions on the size and attributes of the JADU; (ii) prohibition of the sale of the JADU separate from the primary dwelling; (iii) if the JADU unit or primary dwelling is rented, the term shall not be for a period of less than 30 days; (iv) requirement that either the JADU or the primary dwelling be occupied by the property owner; and (v) a statement that the deed restriction shall be enforced against future owners.

Guest House means living quarters within an accessory building for the exclusive use of temporary, nonpaying guests of the resident family and limited to 1 bedroom and a 3/4 bathroom (sink, toilet, and bath or shower only) with no kitchen facilities and no additional sinks allowed.

Conversions: An existing detached or attached structure may be converted to an ADU including a garage. Replacement parking is not required. No setback is required when exterior walls and dimensions do not change. Portions of a multifamily dwelling structure that are not used as livable space including storage rooms, boiler rooms, passageways, basements, or garages may be converted to an ADU if each unit complies with state building standards for a dwelling.

Parking: In compliance with State law, the City does not require off-street parking for ADUs/JADUs. The City encourages you to provide adequate off-street parking as Glendora limits overnight parking on public streets.

Complete ADU Standards: Please see Glendora Municipal Code Section 21.04.040 for complete ADU, JADU, and guest house standards.

Sample ADU Configurations:



Development Standards Summary Table

	ADUs	JADUs	Guest Houses
Where allowed	Residential and mixed-use zones.	Single-family zones, and properties containing an existing primary dwelling regardless of zone.	Single-family zones.
Where prohibited	ADUs and JADUs are prohibited in Cal Fire designated Very High Fire Hazard Severity Zones when the site is not fully mitigated and served by a street that meets City standards (at least 26 feet wide). Guest houses in the Historic Preservation Overlay Zone (HPOZ) require an application for a Certificate of Appropriateness (COA), subject to Planning Commission approval.		
Single-family density	1 per lot with an existing or proposed single-family dwelling.	1 per lot with an existing or proposed single-family dwelling.	1 per lot with an existing or proposed single-family dwelling.
Multifamily density	2 detached ADUs per multifamily lot plus ADUs converted from non-livable space. The number of ADUs converted from non-livable space shall not exceed 25% of the existing, non-ADU dwelling units. If 8 or fewer existing units, 1 conversion is allowed.	Prohibited.	Prohibited.
Can it be rented?	Yes, for a term greater than 30 days.	Yes, for a term greater than 30 days with a deed restriction.	No, guest houses can only be used by temporary nonpaying guests.
Maximum size	1,200 square feet.	500 square feet.	1,000 square foot maximum, subject to the limit of 2 detached structures.
Minimum setbacks	Front: same as zoning district. Side and rear: 4 feet. Buildings without fire sprinklers situated less than 5 feet from the property line must have 1-hour fire-resistant rated construction. Wall openings can comprise up to 25% of the wall area if 3 feet to 5 feet of the property line; no openings allowed if closer than 3 feet.	Same as primary residence.	Front: same as primary residence. Side and rear: Rural Hillside Residential – 3 feet. Single-family zones – 4 feet.
Maximum height	25 feet, not to exceed 2 stories.	N/A	16 feet, not to exceed 1 story.
Attached or detached	May be attached or detached. If less than a 6-foot separation between the ADU and another structure, it is considered attached.	Detached JADUs are not permitted.	May be attached or detached. If less than a 6-foot separation between the guest house and another structure, it is considered attached.
Bathrooms	Must include a bathroom containing a bathtub or shower.	May share a bathroom with the primary dwelling.	¾ bathroom including sink, toilet, and bathtub or shower.
Kitchen and cooking facilities	Kitchen including cooking facilities, food prep area, storage, and appliances.	Efficiency kitchen including cooking facilities, food prep counter, and storage.	Prohibited.
Architecture	Must match existing residence including overall style, materials, doors, windows, trim, and roof pitch and form. Alternative: Preapproved plans <i>(Coming soon)</i>	Must match existing residence including overall style, materials, doors, windows, trim, and roof pitch and form.	Must match existing residence including overall style, materials, doors, windows, trim, and roof pitch and form.

For forms and more information please visit: www.cityofglendora.org/departments/community-development