

Accessory Unit Definitions

	Guest House	Accessory Dwelling Unit (ADU)	Junior Accessory Dwelling Unit (JADU)
County Ordinance	EDCOC Sec. 130.40.150	EDCOC Sec. 130.40.300	EDCOC Sec. 130.40.300(C)(3)(d))
State Law	(No definition or reference)	California Government Code §66313	California Government Code §65852.2 et seq
Attached or Detached?	Either	Either	Attached
Maximum per lot	N/a not a standalone housing unit	1 (plus 1 JADU)	1 (plus 1 ADU)
Maximum Floor Area	600 Square feet	Max 850-1,600 square feet, dependent on lot size. An attached accessory dwelling unit shall not exceed 50 percent of the square footage of the primary dwelling.	Max 500 square feet
Entry	No definition, generally separate	Separate	Separate
Bedrooms	Max 2	Not limited	Not limited
Bathrooms	Max 1	Not limited	Not limited
Full Kitchen	No. Only a Wet bar (A single, bar-sized sink with minimal cabinets and counters; cannot include a gas or electric range, stove top, or oven (not including a microwave oven); a refrigerator in excess of 5 cubic feet in size; or a standard-sized kitchen sink.)	Yes, required (Gov. Code §66313)	No, "efficiency kitchen to include a cooking facility with appliances, food preparation counter"
Owner must be resident	No, not a standalone housing unit	No	Yes, if JADU and main living space share a bathroom
Development Impact Fees	No, not a standalone housing unit	Yes, if larger than 750 square feet, No, if 750 square feet or less	Yes, if larger than 500 square feet, No, if 500 square feet or less
School Impact Fees	No, not a standalone housing unit	Yes	Yes, if livable space is more than 500 square feet; No, if 500 square feet or less
Requires Parking?	No	Yes	Yes
Allowed for short term (<30 day) rental?	No, per County VHR Ordinance	No	No