

## Definitions:

Accessory Dwelling Unit (ADU) - An attached or detached residential dwelling unit that provides complete independent living.

Efficiency Kitchen - A cooking facility that includes the following:

1. Appliances
2. A food preparation counter
3. Food storage cabinets

## Types of ADU's:

Attached - An ADU that is attached to a primary dwelling unit through a shared wall, ceiling or floor.

Detached - An ADU that is physically detached from the primary dwelling.

Junior (Jr) ADU - An attached ADU that meets the following:

1. Maximum of 500 sq ft.
2. Contained entirely within a single-unit primary dwelling
3. Has a separate entrance.
4. Has a bathroom in the Jr. ADU or in the primary dwelling.
5. Includes an efficiency kitchen.



## City of Corning

794 Third St.  
Corning, CA 96021  
530-824-7036  
[www.corning.org](http://www.corning.org)

# Accessory Dwelling Units

## Accessory Dwelling Units

### Benefits of ADU's

- Can provide a greater balance of housing options.  
Can provide more affordable
- housing options for seniors and lower-income individuals. Can provide independent
- accommodations for extended family or care givers  
Can provide for supplemental
- income to homeowners.

## How to apply

Submit your engineered plans and application, online or in person at City Hall.

Draw out a plot plan with dimensions and set backs.

Fill out an ADU application, available online at [www.corning.org](http://www.corning.org)

## Frequently asked questions

• Are ADU's allowed in any zoning?  
ADU's are allowed in any residentially zoned district.

• Do I have to follow Set backs?  
Yes, Front yard setback, per the zoning district. Side and Rear yards (4) four feet minimum.

• Does my ADU need a separate entrance?  
YES, the ADU must have it's own entrance separate from the main dwelling.

• Do I have to pay impact fees?  
If the ADU is under 750 sq. ft. the city will not charge impact fees.

Can my motor home be considered an ADU?  
No.



## Miscellaneous Standards

- Fire sprinklers are required if the main dwelling has them.
- All ADU's require a permanent foundation
- An ADU can be a rental, however the term needs to be longer than 30 days.
- The main dwelling of a Jr. ADU must be owner occupied.
- The total floor area of a one-bedroom ADU shall not exceed 850 sq. ft. or 1,000 sq. ft. for multiple bedrooms.
- The City shall not require new or separate utility connections.
- One off street parking space is required for each ADU.
- Addressing: An ADU shall have the same address as the main dwelling with "1/2" following the number.

