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## Single-Family Residential Accessory Dwelling Unit (ADU) Conversion Example

The City of Santa Ana allows for the conversion of existing permitted space, including an accessory structure or a portion of the existing primary residence, to be converted to an accessory dwelling unit (ADU). This can be an attached or detached space, which was legally established prior to the submittal of the ADU application. The following are baseline standards to be considered in the development of your ADU. Attached are example configurations for your ADU.

- **Minimum Lot Size-** No Requirement
- **Maximum Unit Size-** Existing accessory structures may be expanded by up to one hundred fifty (150) sq. ft. of the existing footprint. Development standards applicable to new ADUs shall not apply to one hundred fifty (150) sq. ft. expansions.
- **Minimum Unit Size-** 220 sq. ft.
- **Height Requirements-** The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to height requirements.

<b>Setback Requirements</b>	
<b>Front Yard Setback</b>	The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to setback requirements.
<b>Side Yard Setback</b>	No minimum setback shall be required for an ADU constructed in the same location and to the same dimensions as an existing structure that encroached into a required setback that was demolished to construct the proposed unit.
<b>Rear Yard Setback</b>	
<b>Street Side Setback (Corner Lot)</b>	
An ADU converted from existing space is not subject to separation requirements from existing primary dwelling unit.	

- **Lot Coverage-** The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to lot coverage requirements.
- **Open Space-** The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to open space requirements.
- **Parking Requirements-** No parking is required for the development of an ADU conversion pursuant Section. 41-194.3-L of the Santa Ana Municipal Code.
  - ❖ When an existing garage, carport, or other covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, replacement of those off-street parking spaces shall not be required.

# Conversion ADU Example Configuration

