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

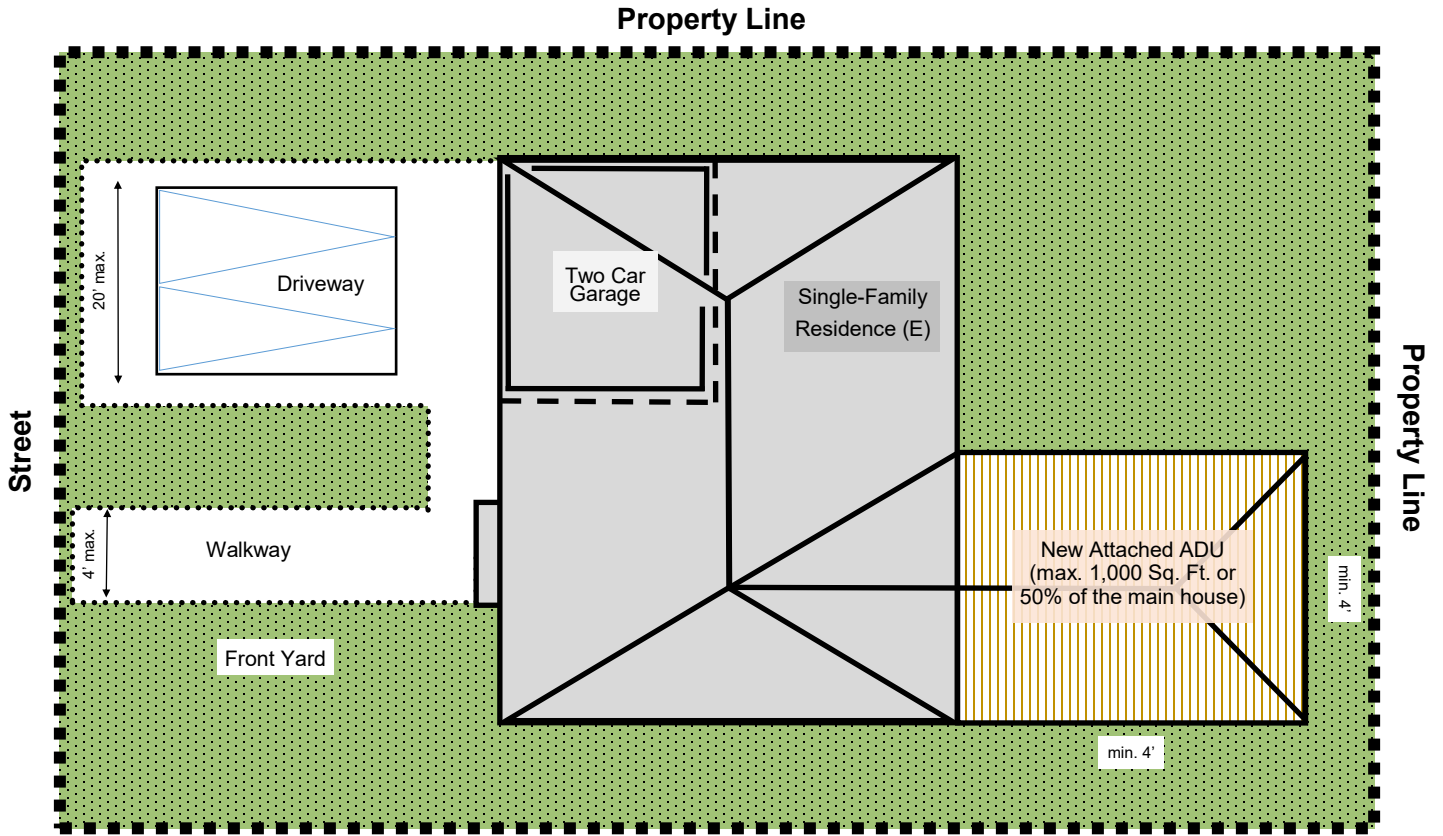
The City of Santa Ana permits the development of accessory dwelling units (ADU) on residentially zoned properties. ADU's are attached or detached residential dwelling units, which are secondary in nature to a primary dwelling. The following are baseline standards to be considered in the development of your ADU. Attached are example configurations for your ADU.

- **Minimum Lot Size-** No Requirement
- **Maximum unit Size-** 1,000 square feet (sq. ft.)
  - ❖ Attached ADUs may not exceed 50% the size of the primary residence on the lot except to accommodate an ADU up to eight hundred 800 sq. ft. in size.
  - ❖ ADUs may not exceed eight hundred (800) sq. ft. in size in cases where both an ADU and JADU are developed or proposed on a lot.
- **Minimum Unit Size-** 220 sq. ft.
- **Height Requirements-** Attached ADUs may be built up to the height permitted in underlying zoning district for the primary building. Detached ADUs may not exceed 20 feet/two stories in height.

Setback Requirements		
	Attached	Detached
<b>Front Yard Setback</b>	Same as primary building	
<b>Side Yard Setback</b>	4 ft.	4 ft.
<b>Rear Yard Setback</b>	4 ft.	4 ft.
<b>Street Side Setback (Corner Lot)</b>	4 ft.	4 ft.
Detached ADUs must maintain a 15-foot separation from the primary building. Minimum separation requirement may be reduced to permit an ADU up to 800 sq. ft. in size		

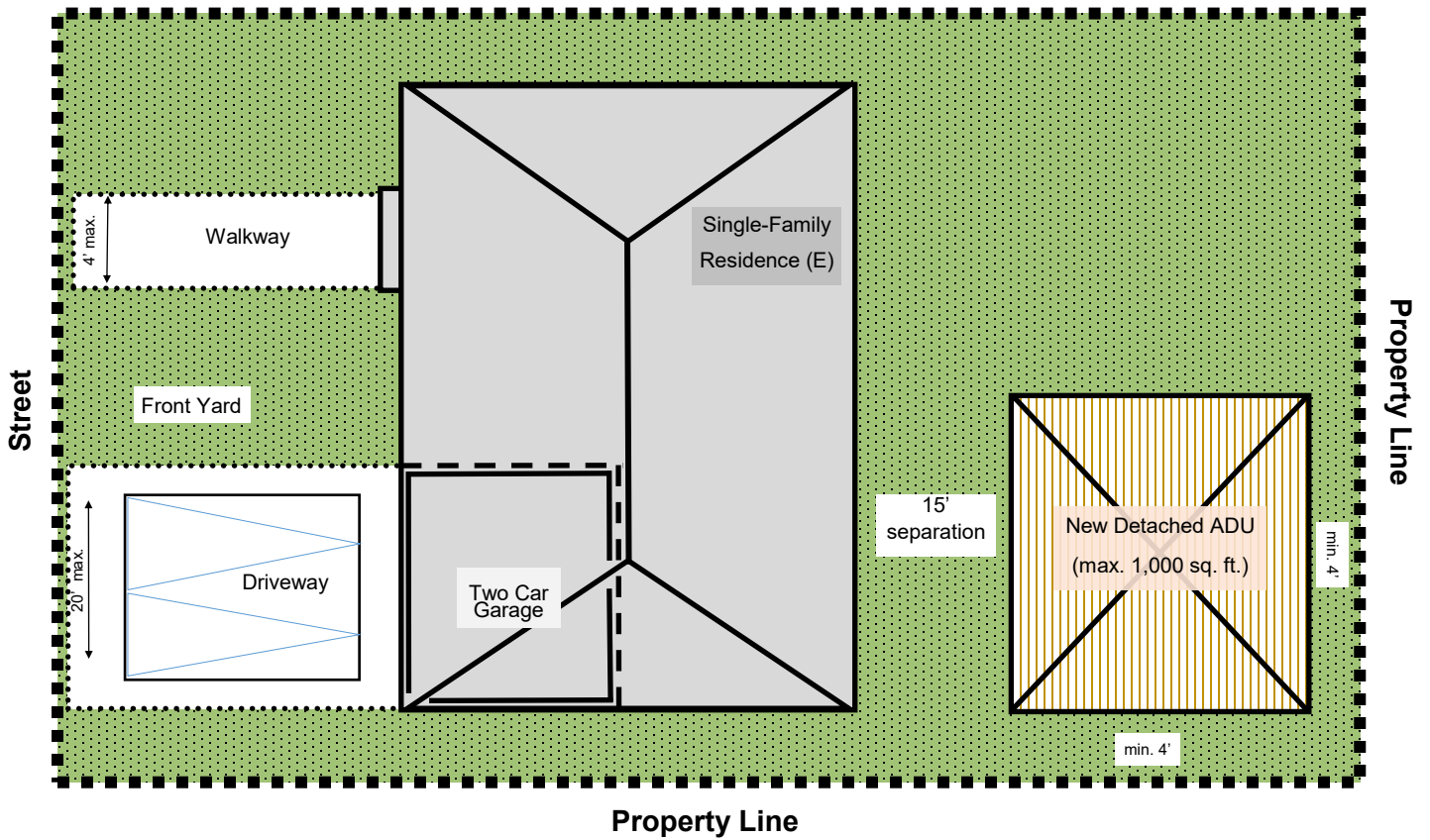
- **Lot Coverage-** Same as underlying zoning district
- **Open Space-** 1,200 sq. ft. However, required open space may be reduced to permit an ADU up to eight hundred (800) sq. ft. in size.
- **Parking Requirements-** 1 Space. However, no Parking is required if one (1) or more of the following applies:
  1. The ADU is located within one-half (½) mile walking distance of public transit.
  2. The ADU is located within an architecturally and historically significant historic district.
  3. The ADU is part of the proposed or existing primary residence or an existing accessory structure.
  4. When on-street parking permits are required but not offered to the occupant of the ADU.
  5. When there is a car share vehicle located within one (1) block of the ADU.
  6. The ADU is constructed as a studio, without bedrooms

# New ADU Example Configuration



Property Line

Property Line



Property Line