



ACCESSORY DWELLING UNIT AN OVERVIEW

For more information, please visit:
<https://sjvcogs.org/reap/>

DEFINING ADUs

An **ADU** is a secondary housing unit on a single – or multi-family residential lot that provides complete independent living facilities including kitchen and bathroom facilities for one or more persons. Also known as: second units, guest cottages, in-law suites, casitas, etc.

A **JUNIOR ADU** is an ADU of no more than 500 sf. and is contained entirely within an existing primary dwelling unit, including an attached garage.

ADU CHARACTERISTICS

- Accessory and adjacent to a primary dwelling unit, existing or proposed.
- Smaller than the average U.S. single-family residential dwelling unit.
- Often owned by one owner on a single- or multi-family residential lot.
- Cannot be sold as a separate legal asset.

ADU BENEFITS

- Cost-effective to build.
- Income-generating and wealth-building.
- Increase housing supply and choice.
- Support aging-in-place.
- Provide housing that is closer to jobs and amenities.

TYPES OF ADUs



ATTACHED ADU

Attached to a primary dwelling unit



INTERNAL CONVERSION

Within a primary dwelling unit



DETACHED ADU

Separated from a primary dwelling unit



GARAGE CONVERSION

Garage converted to an ADU

EXAMPLE LOT

