



# Accessory Dwelling Units (ADU) and Junior Dwelling Units (JADU) Guidelines For Single Family Residential Lots

Additional Requirements May Apply. Please See A Planner.

The following represents a summary of development standards for ADU and JADU's. Please refer to the West Covina Municipal Code for complete standards.

	(New) Attached ADU	(New) Detached ADU	Converting A Permitted Structure	Demo and Conversion (Of A Legal Non-Conforming Structure)	JADU (Must Be Attached)
<b>Size</b>	1,000 Square Feet Maximum <b>OR</b> 50% Of The Existing Primary Residence (1,200 Square Feet Maximum)	1,200 Square Feet Maximum		Limited To Size Of Original Structure	500 Square Feet Maximum
<b>Bathroom Required</b>	Yes	Yes	Yes	Yes	No, a shared bathroom can be provided within the main house.
<b>Kitchen Required</b>	Yes	Yes	Yes	Yes	No, but it must include an efficiency kitchen (food preparation counter, storage cabinets, and a sink).
<b>Side Setback</b>	4'	4'	Existing	Existing	4'
<b>Rear Setback</b>	4'	4'	Existing	Existing	4'
<b>Front Setback</b>	25'	25'	Existing	Existing	25'
<b>Distance Between A New ADU/ JADU And Other Structures On The Same Property</b>	10'	10'	N/A	10'	N/A
<b>Height Limitation</b>	The ADU/JADU cannot exceed 16 feet.				
<b>New Address Allowed</b>	No				
<b>Number of Units Allowed</b>	Only (1) ADU and (1) JADU per lot.				
<b>Utilities</b>	Must be connected to public utilities, including water, electric, and sewer services. No separate utility connection between the accessory dwelling unit/ junior accessory dwelling unit and the main dwelling.				
<b>Parking Requirements</b>	1 parking space of 10'x20' (not required if within a ½ mile of a public bus stop or transit station or if the accessory structure is a studio).				No parking required.
<b>Driveway Width</b>	If the garage is converted into an ADU/JADU, the driveway cannot be wider than 20 feet.				
<b>Location</b>	N/A	May <b>NOT</b> be located in front of the primary residence.	N/A	N/A	A JADU shall be entirely within a single-family residence.
<b>Exterior Access</b>	The entrance shall be separate from the entrance to the primary dwelling unit.				
<b>Architectural Style</b>	The exterior materials, colors, roof pitch and architecture shall match the primary unit.				
<b>Renting</b>	The ADU/JADU shall not be rented for a term of 30 days or less.				
<b>Owner Occupancy</b>	Not Required.				Yes, the owner of a parcel proposed for a JADU shall occupy as a primary residence either the primary dwelling or the JADU.