



What are ADUs?

Accessory Dwelling Units (ADUs) have been known by many names: granny flats, in-law units, backyard cottages, secondary units, and more. No matter what you call them, ADUs are an innovative, affordable, effective option for adding much-needed housing in California. An ADU may be attached or detached on the same parcel as a primary dwelling, and must provide for independent living with permanent facilities for living, sleeping, eating, cooking, and sanitation.

FAQs

Please contact the Planning Department at 562-220-2036 or planning@paramountcity.com with any other questions.

Is my property eligible to add ADU? Most likely yes. ADUs are legal to build on all properties that are zoned to allow residential uses.

How large does my property need to be for me to construct an ADU? There is no minimum lot size requirement.

What's the difference between an ADU and a JADU?

A Junior ADU is converted within the walls of the primary home or attached garage; is up to 500 square feet in size; must contain an efficiency kitchen with appliances, a food preparation counter, and storage cabinet; and may include its own bathroom, or share one with the main residence. Any accessory residence not classified as a JADU is an ADU. For JADUs, the homeowner must occupy either the primary home or the JADU; however, for ADUs, both the primary home and an ADU can be rented simultaneously.

How many ADUs can I build on my property? Only one ADU and/or one JADU can be constructed on a property developed or proposed to be developed with a single-family home. On properties with multi-family developments, up to two detached ADUs are allowed, or one or more converted ADUs may be constructed within portions of existing multiple-family dwelling structures that are not used as livable space, up to 25% of the existing multiple-family dwelling units on the lot.

How large can an ADU be? The maximum size of an ADU with 2 or more bedrooms is 1,000 sf, or 850 sf for a 1-bedroom or smaller ADU. There is no limit on the number of bedrooms within an ADU. The maximum size of a new attached ADU is 1,000 sf, or 50% of the floor area of the

What are the benefits of ADUs?

ADUs are a **less expensive** type of home to construct in California because they do not require paying for land, major new infrastructure, structured parking, or elevators.

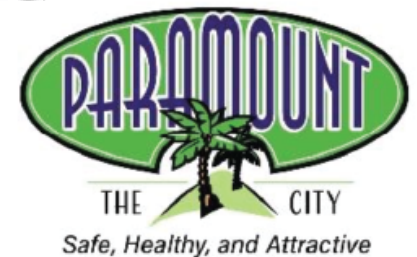
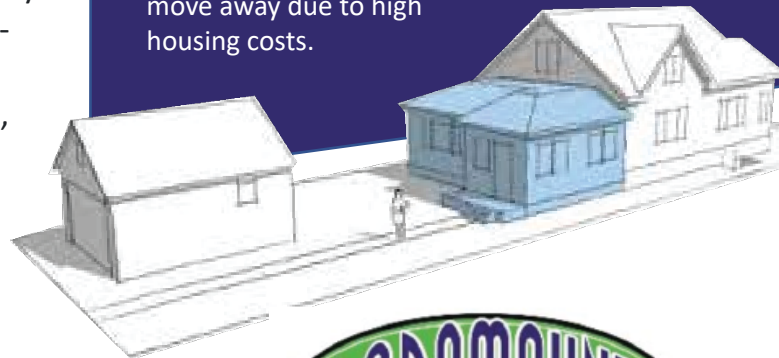
ADUs are built with **cost-effective wood frame construction**, which is significantly less costly than homes in new multifamily infill buildings.

ADUs can provide as much **living space** as many newly built apartments and condominiums, and they're well-suited for couples, small families, friends, young people, and seniors.

ADUs give homeowners the **flexibility** to share independent living areas with family members and others, allowing seniors to age in place as they require more care.

Homeowners can rent either the ADU or the primary home to gain a **source of income**.

ADUs provide more affordable, **neighborhood-scale** housing options that can give the next generation the opportunity to remain in the community, rather than being forced to move away due to high housing costs.



primary dwelling unit, whichever is less. If the size of the primary residence is less than 1,600 sf, the attached ADU may have a total floor area of up to 800 sf. In addition, the converted ADU created within an existing structure may be expanded up to 150 square feet for ingress and egress purposes.

Can I build an ADU for use as a short term rental? No. Under California law, new ADUs or JADUs may not be rented for a period of less than 30 days.

Will my property taxes go up if I build an ADU? Yes, but only for the ADU, not for your existing home. The applicable property tax rate is levied based on the cost to construct the ADU; the resulting amount is added to the tax bill for the existing home on the property. The cost to construct the ADU is calculated by the county tax assessor based on the size of the ADU, multiplied by a cost per square foot factor used for ADUs.

Do I need to provide parking for an ADU? One parking space is required for new ADUs. However, no parking is required if the property is located within ½ mile walking distance from a public transit stop, or for ADU conversions.

Do I have to provide a separate utility connection for the ADU? No, the City does not require a separate direct connection between the ADU and the utility on existing properties.

Although, a connection fee or capacity change can be required when an ADU is constructed with a new single-family home.

Can I add an attached covered patio or garage to my ADU? Yes. Attached covered patios or attached garages are not considered living area, and do not count towards the size restrictions for interior living space within ADUs.

Are Davis-Bacon / prevailing wage laws triggered for applicants seeking to use pre-approved plans developed as a part of this project? No.

Do I need to replace existing parking when demolishing or converting an existing garage, carport, or covered parking structure to an ADU? No. When a garage, carport, or covered parking structure is demolished for the construction of an ADU or converted to an ADU, the off-street parking spaces are not required to be replaced.

When a new dwelling unit structure is seeking approval, are new ADUs allowed to be approved at the same time? Yes, a property owner building either a new single family or multi family structure can also submit plans to build an ADU at the same time.

Does the city provide any financing for the construction of ADUs? There are currently no programs administered by the City of Paramount that fund the construction of ADUs.

