

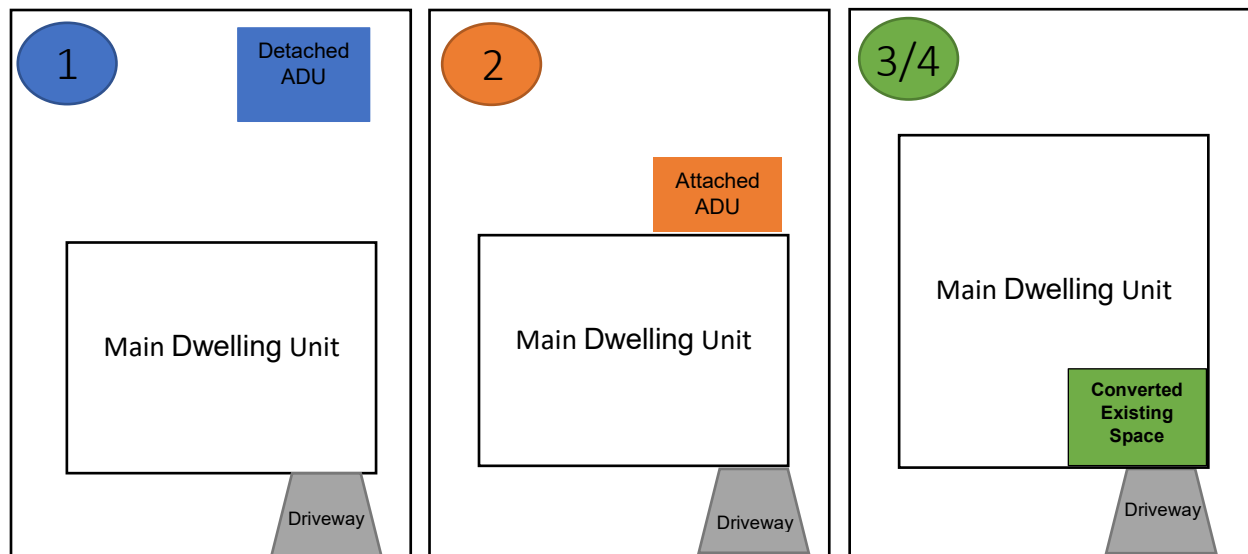
City of Coachella

Accessory Dwelling Unit Guidelines

All About ADU's

An **accessory dwelling unit** (ADU) is a secondary dwelling unit with complete independent living facilities for one or more persons and has a few variations:

- 1) **Detached:** The unit is separated from the primary structure.
- 2) **Attached:** The unit is attached to the primary structure.
- 3) **Converted Existing Space:** Space (e.g., master bedroom or attached garage) within the main dwelling unit is converted into an independent living unit.
- 4) **JADU:** A specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence. JADUs are limited to (500) square feet in size, require a separate exterior entry and kitchen, and may share a bathroom with the primary residence or include their own bathroom.

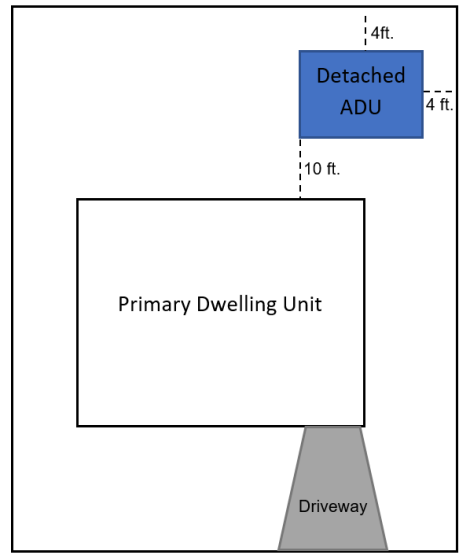


ADU Requirements

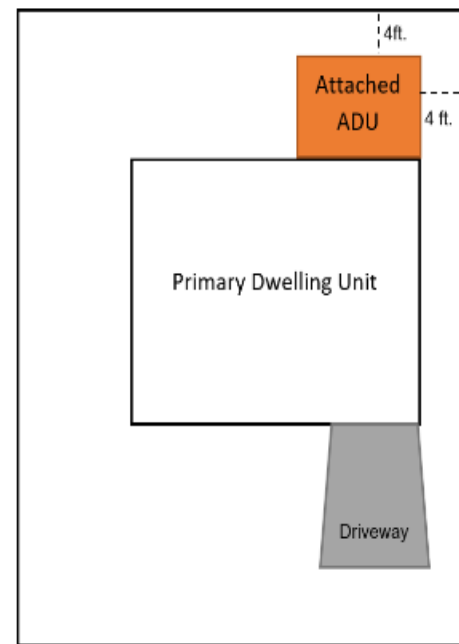
Complete Independent Living Facilities: Compact living spaces located on the same property as the main dwelling unit. The smaller living spaces must be equipped with areas for sleeping, eating, cooking, and maintaining personal hygiene.

Efficiency Kitchen: Kitchen spaces tailored for use in compact spaces. They are equipped with the necessary elements for cooking, such as a stove, a food preparation area (at least as 15 square feet), and storage shelves with at least thirty (30) square feet of shelf space for groceries and kitchenware.

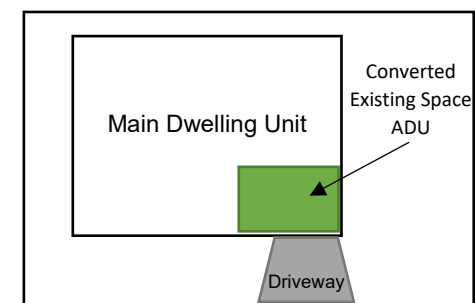
Detached ADU	
Height	<ul style="list-style-type: none"> A single-story detached ADU may not exceed sixteen (16) feet in height above grade, measured to the peak of the structure. A detached ADU may not exceed one story
Size	<ul style="list-style-type: none"> The size for a detached ADU is (850) square feet for a studio or one-bedroom unit, and (1,000) square feet for a two-bedroom unit. The ADU and main dwelling unit area combined cannot exceed forty-five percent (45%) of the total lot area.
Set Backs	<ul style="list-style-type: none"> A setback of no more than four feet from the side and rear lot lines shall be required for an attached or detached ADU and 10 feet from the main dwelling unit.



Attached ADU	
Height	<ul style="list-style-type: none"> A single-story attached ADU may not exceed sixteen (16) feet in height above grade. A second story or two story ADU may not exceed the height of the primary dwelling unit.
Size	<ul style="list-style-type: none"> The size for a detached ADU is (850) square feet for a studio or one-bedroom unit, and (1,000) square feet for a two-bedroom unit. The attached ADU and main dwelling unit area combined cannot exceed forty-five percent (45%) of the total lot area. An attached ADU added to the main dwelling unit must not exceed fifty percent (50%) of the size of the main dwelling unit.
Set Backs	<ul style="list-style-type: none"> A setback of no more than four (4) feet from the side and rear lot lines is required.



Converted Existing Space ADU	
Height	<ul style="list-style-type: none"> Converted existing space ADU must stay within the height of the main dwelling unit
Size	<ul style="list-style-type: none"> Can include an extra 150 square feet if this expansion is solely for making it easier to enter and exit the space. A converted existing space ADU must have its own outside entrance, separate from the main house.



Solar System Requirements ADU's	
<ul style="list-style-type: none"> Solar systems are required for newly built, non-manufactured, detached ADUs, with some exceptions. Solar systems can be installed on either the ADU or the primary dwelling unit. 	