

# Coachella ADU Handbook

## WHAT IS AN ADU?

An ADU is accessory to a primary residence and has complete independent living facilities for one or more persons and has a few variations:

- **Detached:** The unit is separated from the primary structure.
- **Attached:** The unit is attached to the primary structure.
- **Converted Existing Space:** Space (e.g., master bedroom, attached garage, storage area, or similar use, or an accessory structure) on the lot of the primary residence that is converted into an independent living unit.
- **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.

**Every ADU (Accessory Dwelling Unit) must have:**

### Complete Independent Living Facilities

Compact living spaces located on the same property as a larger house. These smaller living spaces are equipped with areas for sleeping, eating, cooking, and maintaining personal hygiene. You can picture them as miniature houses nestled within a larger property.

### 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



## Minimum Lot Size

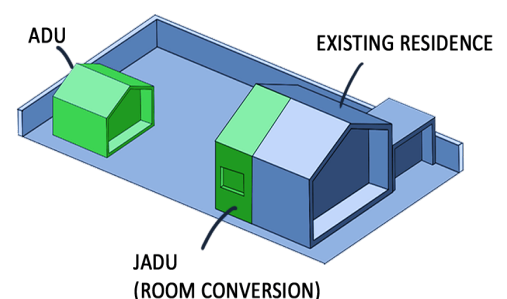
Your property doesn't need to be a certain size to have an ADU. There's no minimum lot size required.

## Zoning

You can make an ADU or JADU on a property in a residential or mixed-use area if you only need a building permit (as explained in subsection 4a). If you're following the ADU permit rules (from subsection 4b), you can create an ADU or JADU on a property that's zoned for either single-family homes or multiple-family homes.

## How many ADUs are permitted?

State law allows for one ADU plus one Junior ADU (JADU) per single-family lot



Detached ADU		
Height	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	The biggest size for a separate ADU is 850 square feet for a studio or one-bedroom unit, and 1,000 square feet for a two-bedroom unit. You can't have more than two bedrooms in the ADU	The size of the ADU can't make the total space used on the lot, including the main house and the ADU, go over 45% of the whole area.
Set Backs	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.	An accessory structure may occupy are required rear yard provided it is at least four feet from any interior property line, and a minimum of ten (10)feet from any street property line

Attached ADU			
Height	A single-story attached or detached ADU may not exceed sixteen (16) feet in height above grade, measured to the peak of the structure.	A second story or two-story attached ADU may not exceed the height of the primary dwelling.	
Size	The biggest size for a separate or connected ADU is 850 square feet for a studio or one-bedroom unit, and 1,000 square feet for a two-bedroom unit. You can't have more than two bedrooms in the ADU	The size of the ADU can't make the total space used on the lot, including the main house and the ADU, go over 45% of the whole area.	If you're adding an attached ADU to a property that already has a main house, the ADU can only be half the size of the main house.
Set Backs	A setback of no more than four feet from the side and rear lot lines shall be required for an attached or detached ADU	An accessory structure may occupy are required rear yard provided it is at least four feet from any interior property line, and a minimum of ten (10)feet from any street property line	

Converted Existing Space			
Height	Exist within the space of the main dwelling unit		
Size	Exist within the space of the main dwelling unit	Additionally, you can include an extra 150 square feet if this expansion is solely for making it easier to enter and exit the space.	
Set Backs	Exist within the space of the main dwelling unit		
A converted existing space ADU must have its own outside entrance, separate from the main house.			