

Bonus ADU Program: State and City Differences

February 2025

California ADU Requirements – Single Family

- One ADU up to 1200 sf, may be attached or detached.
- One Junior ADU up to 500 sf, must be attached.
- Can convert existing accessory structure (i.e. garage) to ADU.
- Lost parking not required to be replaced.
- No setback requirement for converted/rebuilt, 4 ft. otherwise.
- Must comply with floor area ratio (FAR) for zoning district.
- Ministerial approval.
- No impact fees if less than 750 sf.

California ADU Requirements – Multi-Family

- SB 1211 – Adopted 9/11/2024; Effective 1/1/2025. Amended, expanded requirements.
- Allows up to eight detached ADU's on sites with existing Multi-family building, not to exceed existing number of units on site.
- Allows conversion of non-livable area (basement, storage room, etc.) in existing MF building, up to 25% of existing number of units.
- Allows up to two detached ADU's in proposed multi-family projects.
- No setback required for converted structures; otherwise 4 ft.
- Must comply with FAR for district.
- No impact fees for units less than 750 sf.

San Diego Bonus ADU Program

- One bonus ADU permitted for each “affordable” ADU.
- Unlimited bonus units inside Sustainable Development Area (within 1 mile of existing or planned major transit stop or route); outside, limit 2.
- “Affordable” can be Very Low Income, Low Income or Moderate (developer choice).
- Current maximum rents by SD Housing Commission for one-bedroom: VL \$1,420; L \$1,704, Mod \$2,629.
- Low and Very Low restricted by covenant for 10 years; Moderate restricted for 15 years.
- No parking required.
- No impact fees required.