



Community Development Department
14000 City Center Dr., Chino Hills, CA 91709
P: (909) 364-2740
E: communitydevelopment@chinohills.org
www.chinohills.org

ACCESSORY DWELLING UNITS

Definitions and Development Standards for ADUs in Single-Family Zoning Districts

This handout summarizes the provisions of Chino Hills Municipal Code § 16.10.140 Accessory Dwelling Units. In the event of any conflicts or omissions, the Chino Hills Municipal Code shall prevail.

Accessory Dwelling Unit (ADU): ‘Accessory Dwelling Unit’ (ADU) means a second dwelling unit within a residential or mixed-use property with complete independent living facilities (including a living area; sleeping area; a full kitchen with a stove, a refrigerator, and a sink; and bathroom facilities consisting of a bath/shower, toilet, and sink) for one (1) or more persons and that is located on the same lot as a primary dwelling unit. An accessory dwelling unit may be detached from, attached to, or contained entirely within the primary dwelling unit.

Accessory Efficiency Dwelling Unit (AEDU): ‘Accessory Efficiency Dwelling Unit’ means a second dwelling unit within a residential or mixed-use property with independent living facilities (including a combined living and sleeping area; bathroom facilities consisting of a bath/shower, toilet, and sink; and a full or partial kitchen) and that is located on the same lot as a primary dwelling unit. (As used in this section, a partial kitchen shall consist of a sink and refrigeration facility.) An accessory efficiency dwelling unit may be detached from, attached to, or contained entirely within the primary dwelling unit. An accessory efficiency dwelling unit shall be for the occupancy by not more than two (2) persons. An Accessory Efficiency Dwelling Unit, as defined herein, shall be considered an accessory dwelling unit.

Junior Accessory Dwelling Unit (JADU): ‘Junior Accessory Dwelling Unit’ means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence or its attached garage. A junior accessory dwelling unit shall be provided with exterior access independent from the primary dwelling unit. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure. A junior accessory dwelling unit shall provide an efficiency kitchen, which includes a cooking facility with appliances, kitchen sink, and a food preparation counter and storage cabinets that are of reasonable size in relation to the unit.

	<u>Accessory Dwelling Unit (ADU/AEDU)</u>		<u>Junior Accessory Dwelling Unit (JADU)</u>
	<u>Detached</u>	<u>Attached¹/Within Existing Structure²</u>	
Site Eligibility ³	A property within a single-family residential zoning district with an existing or proposed single-family dwelling unit, unless located in the ADU Ineligibility District. For ADUs within multifamily or mixed-use zoning districts, please see CHMC 16.10.140(I)(2).		
Number of ADU Units ⁴	Maximum of one (1) ADU or JADU per property.		
Maximum Lot Coverage	Accessory dwelling units exceeding 800 square feet shall be subject to the maximum lot coverage of the underlying zoning district, unless converted within the space of an existing structure.		
Minimum Size	220 Square Feet		

	<u>Accessory Dwelling Unit (ADU/AEDU)</u>		<u>Junior Accessory Dwelling Unit (JADU)</u>
	<u>Detached</u>	<u>Attached¹/Within Existing Structure²</u>	
Maximum Size	Studio/1 Bed = 850 Square Feet 2+ Bed = 1000 Square Feet	<u>Attached ADU</u> : Same as detached, except that the total floor area of the ADU cannot exceed 50% of the primary dwelling unit floor area (for units over 800 square feet). <u>ADU converted within existing structure</u> : no maximum size.	500 Square Feet
Maximum Height	One-Story and 16 feet. A two-story ADU may be permitted where the ADU is located behind the primary dwelling unit and complies with the setbacks applicable to the primary dwelling unit. The height shall not exceed the maximum height of the zoning district.		
Minimum Setback to Property Line	Front Yard: Same as the primary dwelling unit Side Yard (Interior & Street Side): 4 feet Rear Yard: 4 feet <i>ADUs and JADUs constructed <u>within</u> the primary dwelling unit shall have the same setbacks as the primary dwelling unit.</i>		
Minimum Building Separation⁵	10 feet <i>Separation is not required from non-combustible structures.</i>		
Entry/Access Requirement	Exterior access independent from the primary residence.		
Utilities^{6,7}	Fully independent water, sewer, gas & electric lines (including separate connections, meters, and lines) Photovoltaic System (Solar Panels) Required	May share with primary dwelling unit.	May share with primary dwelling unit.
Cooking Facility⁸	Full Kitchen (or partial kitchen for AEDU)		Efficiency Kitchen
Bathroom Requirement	Full Bathroom (shower and/or tub)		May share with primary or have independent.
Parking Requirement^{9, 10}	One covered or uncovered off-street parking space for any ADU containing one or more bedrooms (in addition to the required parking for the primary residence), unless exempt.		

	<u>Accessory Dwelling Unit (ADU/AEDU)</u>		<u>Junior Accessory Dwelling Unit (JADU)</u>
	<u>Detached</u>	<u>Attached¹/Within Existing Structure²</u>	
Occupancy Requirement¹¹	None		Property owner must occupy the primary residence or the JADU.
Deed Restriction	Prior to finalizing building permits for occupancy of the accessory dwelling unit, a restrictive covenant shall be recorded against the property stipulating that (i) the accessory dwelling unit and/or junior accessory dwelling unit shall not be sold separately from the primary dwelling unit, and (ii) any rental or lease of the accessory dwelling unit and/or junior accessory dwelling unit shall be for a period exceeding thirty (30) days. Proof of recordation shall be submitted to the Community Development Department prior to finalizing building permits for occupancy.		
Rental Period	Any rental or lease of any accessory dwelling unit shall be for a period <u>exceeding</u> thirty (30) days. Maximum of two concurrent rental agreements is allowed.		
Development Impact Fees¹²	Development Impact Fees are required for units 750 square feet or larger.		N/A
Design Standards	• Attached ADUs shall match the primary dwelling unit. • Garage conversion to ADU requires the garage door to be removed and replaced with walls that match the primary dwelling unit. • Exterior lighting must be limited to down-lights. • Detached ADUs to provide decorative trim around windows and doors. • New second story ADUs shall be set back a minimum of five (5) feet from the first story building face at front and street-facing side elevations. • ADUs visible from the street shall provide clear addressing with a minimum height of four (4) inches; ADU address shall also be shown on the curb next to the primary address number. • ADUs located within the Fire Hazard Overlay District shall conform to Chapter 16.22 Fire Hazard Overlay District.		

Notes:

¹ To be considered attached, the proposed ADU must be connected to the primary dwelling unit by a wall plane that is at least fifty (50) percent of the length of the longest wall of the proposed structure.

² "Within an existing structure" shall mean that the ADU is contained entirely within the proposed or existing space of a single-family dwelling or the existing space of an accessory structure. The accessory dwelling unit may include an expansion for ingress and egress purposes only of not more than one hundred fifty (150) square feet beyond the same physical dimensions as the existing structure.

³ Sleepy Hollow and Canon Lane areas. See [Chapter 16.10.140\(H\)](#) Figure 20-2.

⁴ Except that one (1) JADU may be developed on the same property with either (A) one (1) ADU developed within the proposed or existing space of a single-family dwelling or the existing space of

an accessory structure; or (B) one (1) detached ADU with a maximum size of 800 square feet and a maximum height of 16 feet.

⁵ Accessory dwelling units shall conform to the building separation requirements of Section [16.06.160 Fire Resistive Design Requirements](#) or [Chapter 16.22 Fire Hazard Overlay District](#), as applicable to the subject property.

⁶ For detached units or units with proposed independent utilities, an Encroachment Permit shall be issued by the Engineering Division prior to Building Permit issuance.

⁷ Water meter shall be installed prior to any utility meter release by Building & Safety.

⁸ As defined in [Chapter 16.02.220 “J” definitions](#) and [Chapter 16.02.230 “K” definitions](#).

⁹ Exempt from parking requirement if located: a) within ½ mile of public transit; OR b) within an existing/proposed structure; OR c) where on-street parking permits are required, but not available for ADU occupants; OR d) within one block of a car share vehicle.

¹⁰ Per [Chapter 16.10.140\(P\)\(3\)](#) conversion of an attached garage into a JADU will require replacement of garage spaces lost if/when a habitable addition to the existing primary dwelling unit is proposed. Parking spaces lost in the conversion of a garage to an ADU or in the demolition of the garage for the development of an ADU are not required to be replaced; however, the primary dwelling unit will be deemed legal, non-conforming if it does not provide the required number of parking spaces (including garage spaces).

¹¹ For ADUs and JADUs permitted on or after January 1, 2025, the property owner shall reside on the property as their primary residence in either the primary dwelling unit or the ADU; if the property contains a JADU, the property owner shall reside in either the primary dwelling unit or JADU.

¹² Development impact fees shall be paid in full prior to building permit issuance.

PROCESS:

1. Plans shall be submitted to Chino Valley Fire District prior to permit issuance.
2. The applicant shall submit four (4) full sets of construction plans with all applicable submittal materials to the City’s Building and Safety Division. The building permit application shall clearly identify the proposed project as an ADU.
3. Staff will review the submittal package and provide any corrections.
4. If applicable, encroachment permit and Fire District permit shall be issued, and all development impact fees paid prior to building permit issuance.
5. Once the project plans are approved, and Item #6 is complete (if applicable), staff will approve the project for building permit issuance.