



CITY OF WALNUT

ACCESSORY DWELLING UNIT HANDOUT

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

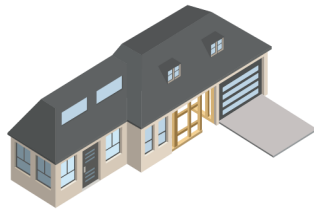
An **Accessory Dwelling Unit (ADU)**, commonly known as a “granny flat” or “second unit”, is an independent residential dwelling located on the same parcel as an existing or proposed single-family residence. ADUs offer a cost-effective solution to increase housing supply in areas already Zoned for residential use. In response to the Statewide housing shortage, the California Legislature has adopted a series of Bills that streamline the approval and construction of ADUs by easing prior restrictions.

The **City of Walnut** is committed to facilitating the development of ADUs by minimizing barriers and educating property owners on the process. Recent changes in State Law have relaxed requirements for parking, utility connections, development fees, unit size, and permitting timelines.

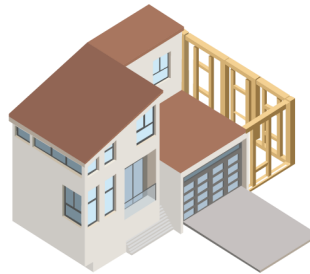
Below are the permitted types of ADUs:



Detached ADU



Junior Accessory Dwelling Unit



Attached ADU



Garage Conversion ADU

WHAT IS A JUNIOR ACCESSORY DWELLING UNIT (JADU)?

A **Junior Accessory Dwelling Unit (JADU)** is a compact living unit, up to 500 square feet, created entirely within an existing single-family residence. JADUs may have separate or shared sanitation facilities. Under State Law, a Property Owner may be eligible to construct one (1) ADU and one (1) JADU on the same Lot.

TIPS ON HOW TO GET STARTED ON BUILDING AN ADU OR JADU:

1. Identify your reason(s) for building an ADU or JADU.
2. Research the City's Zoning requirements to ensure that you can building an ADU. General information about the varying ADU restrictions is provided on the backside of this handout.
3. For properties with existing multi-family residential development, contact the Planning Division.
4. Ensure a clear understanding of your budget and resources.
5. After determining what you can build, set goals and priorities.
6. Read about permitting requirements and speak with the Walnut Planning Division Staff at (909) 595-7543 to understand the process.

FOR MORE INFORMATION, VISIT THE CITY'S ADU WEBPAGE: <https://www.cityofwalnut.org/for-residents/departments/community-development/planning-division/accessory-dwelling-units-adus>

**For ADUs proposed in a *Multifamily Residential Zoning District*,
please contact the Walnut Planning Division at (909) 595-7543.**

	ADU DEVELOPMENT STANDARDS	JADU DEVELOPMENT STANDARDS
Number of ADUs	One (1) ADU is permitted per existing or proposed single-family residence (SFR). An ADU may be proposed on the same Lot as a JADU.	One (1) JADU is permitted per existing single-family residence (SFR). A JADU may occur on the same Lot as an ADU.
Maximum Size Permitted	ADU size is based on the size of the SFR, lot coverage, and setbacks, except that such standards must permit a minimum 850 square-foot ADU. The maximum permissible square-footage is 1,000 square-feet or 50% of the existing SFR size, whichever is less. Garage conversion ADUs are limited to the existing square-footage.	500 square-feet maximum. Conversion of existing space within the existing SFR is required for a JADU. New construction of area for the purpose of a JADU is not permitted.
Height <i>Subject to Cal. Gov. Code § 66321(a)(4)</i>	Restricted to height limits of the underlying Zone, except that an ADU may be built to the following: <ul style="list-style-type: none"> • A height of sixteen (16') regardless of height limits; • A height of eighteen (18') feet if within 1/2 mile of transit; • If attached to the SFR, the ADU may go up to a height of twenty-five (25') feet or to the height of the existing SFR, whichever is less. 	Not Applicable.
Setbacks	Side and rear yard setbacks must comply with a minimum four (4') foot setback. Front setbacks are restricted to the underlying Zone.	Not Applicable.
Materials	ADU colors and materials must match those of the existing or proposed SFR.	JADU colors and materials must match those of the existing SFR.
Separate Entrance	A separate exterior entrance is required. An interior entrance into or from the primary dwelling is prohibited. Access and entrance doors are not allowed to orient toward the nearest adjacent property line or create a second front entry.	A separate exterior entrance is required. A JADU may have interior access into the primary residence in addition to a separate exterior entrance.
Kitchen	A full kitchen, separate from the primary residence is required.	An efficiency kitchen ¹ is required, as defined in Ordinance No. 25-04.
Sanitation	An ADU must have separate sanitation facilities from the primary residence. Only one (1) sewer lateral connection is allowed per legal Lot.	A JADU may share bath/sanitation facilities with the primary residence or have separate facilities. Only one (1) sewer lateral connection is allowed per legal Lot.
Rental Allowance	Rental periods of 30 consecutive days or more.	Rental periods of 30 consecutive days or more.
Owner Occupancy	Owner-occupancy is not required for the ADU or primary residence.	Owner-occupancy is required for either the JADU or primary residence.
Development Services Fees	Planning Fees: \$3,374 per application. Building & Safety Permit review fees are collected. All ADUs and JADUs equal to, or in excess of 500 square-feet are subject to applicable school fees.	
State Law	California Government Code Sections 66310—66342.	
Local Ordinance	For more detailed information regarding ADU/JADU development, refer to Walnut Municipal Code § 6.08.210.	

WMC § 6.08.210(G)(2) – Unpermitted ADUs and JADUs

The City's ADU Ordinance provides a pathway for the legalization of qualifying unpermitted ADUs and JADUs in accordance with Government Code § 66332. In compliance with State Law, the City will not deny a permit to legalize an ADU or JADU constructed before January 1, 2020, solely because the unit violates applicable building standards or does not fully comply with State ADU/JADU requirements or the local ADU Ordinance. This provision is intended to assist Property Owners in bringing eligible units into compliance while maintaining Public Health and Safety.

ACCESSORY DWELLING UNIT SUBMISSION CHECKLIST—2025

REQUIRED SUPPLEMENTAL ADU INFORMATION FOR BUILDING PERMIT APPLICATIONS.

****The information outlined below are required in addition to all Building Permit application materials****

REQUIRED ITEM/INFORMATION FOR SUBMITTAL	SUPPLEMENTAL DELIVERABLE
Completed Development Application & Certification.	Supplemental Form
The Development Plans must include the following: Site Plan, Floor Plan, Elevations, Roof Plan, **Landscape Plan (if applicable). <i>See end of this checklist for required information.</i>	On Development Plans
Completed ADU Housing Development Tracking Form	Supplemental Form
100' Foot Radius Map & Mailing Labels	Supplemental Document

A. Site Plan

1. North arrow and graphic scale;
2. Exterior boundaries of Subject Property and Property dimensions, including total site area;
3. Existing topography and proposed grading, if other than flat;'
4. Location of streets and alleys adjacent to the Property'
5. Existing easements;
6. Location and dimensions of existing and proposed structures, and structure to be demolished (if applicable).
7. Location, design and dimensions of existing and proposed parking facilities, driveways, landscaping and open spaces;
8. Location and height of all walls (freestanding and retaining) and fences, existing and proposed.
9. Location of water and sewer utility connection to ADU/JADU (including existing septic and leech field if applicable);
10. Project Information table with the following:
 - Proposed Lot Coverage;
 - Proposed size of ADU/JADU;
 - Proposed number of bedrooms;
 - Proposed height of ADU/JADU;
 - Is the existing primary residence fire sprinklered? If yes, the ADU/JADU will require fire sprinklers.
(Note: A minimum 1-inch water meter, water service, and backflow are required if fire sprinklers are required. Additionally, a minimum 4-inch sewer lateral is required for single-family dwelling units).

B. Floor Plan

1. Square footage of each room and each floor and the total square footage of the existing and proposed units.
2. Square footage of existing and/or proposed garage areas.
3. Label of each room/area within the existing/proposed space.

C. Elevations

1. Elevations for all sides of the existing and proposed structures, to include locations of all doors and windows;
2. Height of all structures, in feet and stories;
3. Types of colors of materials, existing and proposed.

D. Landscape Information *** (Landscape information is only required if the proposed ADU entails new or rehabilitated landscape).*

1. Size and types of all plant material, hardscape materials and fencing, existing and proposed, on the Site;
2. Specification of all existing trees designating removal, retention, or relocation on the Site.

****When is a Landscape Plan CHECK required for and ADU? A Landscape Plan Check and its associated fees may be required when:**

1. New construction project with an aggregate landscape area of 500 square—feet; or
2. A rehabilitated/modified landscape project with an aggregate area of 2,500 square feet or more.



ACCESSORY DWELLING UNIT HOUSING DEVELOPMENT TRACKING FORM

CITY OF WALNUT
COMMUNITY DEVELOPMENT DEPARTMENT
21201 LA PUENTE ROAD
WALNUT, CA 91789

The State of California requires cities to collect information on all new housing developments by income level. Please complete this form to the best of your ability and submit it to the Planning Division when applying for your Project.

Anticipated date of final inspection: _____
(MM/DD/YYYY)

Project Description: Accessory Dwelling Unit (Attached)
 Accessory Dwelling Unit (Detached)
 Accessory Dwelling Unit (Conversion)
 Junior Accessory Dwelling Unit

Project Address: _____ APN: _____
(Address Number and Street Name)

Project's planned initial occupancy is for (please select one):

Rental Occupancy
Family/Owner Occupancy
Caretaker Occupancy
Unknown

Was an affordable housing deed restriction recorded on the Property? Yes No

Existing, approved ADU (or JADU) on site? Yes No

Please indicate the number of individuals who will reside in the new accessory dwelling unit, along with the expected rental amount. If the unit will be owner-occupied or rented to a family member or caretaker at little to no cost, please still provide the estimated rental amount – even if it is "\$0". Individual responses will remain confidential and will not be shared with the public and outside parties.

ACCESSORY DWELLING UNIT INFORMATION

Number of Bedrooms

Anticipated Rent Rate (*best estimate*)

OWNER(S) OR DEVELOPER/BUILDER

Name: _____ Phone: _____
(Last, First, Middle Initial or Firm Name)

Address: _____

City: _____ State: _____ Zip: _____