

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VII. - SPECIFIC LAND USE PROVISIONS
Chapter 19.442 ACCESSORY DWELLING UNITS (ADU)

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19.442.030 Requirements.

An application for an ADU, MADU or JADU shall demonstrate compliance with all the standards and limitations set forth in this section, to the satisfaction of the Community & Economic Development Director or his/her designee.

A. General.

1. ADUs and JADUs shall comply with State and local building code requirements for dwellings.
2. MADUs shall meet the requirements as defined in Article X (Definitions).
3. ADUs and JADUs in an historic district shall comply with California Government Codes Section 65852.2 and 65852.22, and [Title 20](#) of the Riverside Municipal Code.
4. MADUs are not permitted in any Historic District, Neighborhood Conservation Area or on a lot with a designated Cultural Resources as defined in [Title 20](#).
5. ADUs, MADUs and JADUs, when rented, must be used for rentals of terms longer than 30 days.
6. No actions to correct zoning nonconformities related to physical improvements are required for ADUs.
7. There shall be no minimum lot size requirement to establish an ADU, MADU or JADU.
8. The floor area of an ADU, MADU or JADU shall not be counted when calculating lot coverage.
9. ADUs may not be sold or otherwise conveyed separate from the primary residence with the exception of a primary dwelling and ADU developed by an IRS recognized 501(c)(3) housing-related nonprofit or a faith-based organization, working with the Housing Authority, whose mission is to provide units to low-income households.
10. For JADUs, a deed restriction shall be recorded, to run with the land ~~and~~, to prohibit the sale of the JADU separate from the sale of the primary dwelling ~~and restrict its size~~ as identified in 19.442.030(F).

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E. Number of Units.

1. Single-family.
 - a. The number of dwellings permitted on a lot developed with an existing or proposed single-family residence shall be limited to the primary dwelling, ~~or~~ one attached ~~or converted~~ ADU, ~~or~~ one detached, ~~new construction~~ ADU or MADU, ~~or~~ and one JADU.

- b. The number of dwellings permitted on a lot developed pursuant to California Government Code §§ 65852.21 and 66441.7, including ADUs, JADUs and MADUs, shall be as set forth in Chapter 19.443 (Two-Unit Developments).