



Accessory Dwelling Unit (ADU), Mobile ADU and Junior ADU Workshops Summary - March 2, March 9 and March 16 2022

The following summarizes questions received during the ADU Workshops. This information is summarized in the ADU Summary table attached.

1. Interest in building ADUs or Junior ADU
 - a. Number of Units allowed
 - i. How many ADUs can be built in a Single Family and Multifamily zone?
 - ii. Can they be sold?
 - iii. How many ADUs can be built?
 - b. Building Setback Requirements
 - i. What are the setback requirements?
 - ii. Does it vary if converting an existing structure?
 - c. Height
 - i. Is there a maximum height for an ADU?
 - ii. Does it vary if converting an existing structure?
 - d. Size
 - i. What is the maximum size of an ADU?
 - ii. What is the maximum size of a JADU?
 - e. Other Considerations
 - i. Fire and Safety Requirements
 1. Are Sprinklers Required?
 2. Can a container be used as an ADU?
 - ii. Can ADUs be built in Historic Districts and Neighborhood Conservation Areas?
2. Funding Availability
 - a. Does the City of Riverside have funding?
 - b. Is funding from the State available?
3. Mobile ADUs
 - a. If allowed – what would design criteria would be required?
 - b. Would they be allowed in front yards?
 - c. How does this impact property tax?



Accessory Dwelling Unit (ADU), Mobile ADU and Junior ADU Summary of Regulations – Single Family

Standard	ADU - Attached	ADU - Detached	MADU	JADU
Number of units allowed	1			1
New build, addition or conversion allowed	Addition or conversion (including garage conversion)	New build or conversion (including garage conversion)	New build only	Conversion only
Minimum Lot Size	None Required			
Unit Size (Minimum)	220 square feet			
Unit Size (Maximum)	50% of existing residence* or 1,200 square feet - whichever is less *50% limit shall not prevent ADU 850 square foot one-bedroom or 1,000 square foot two-bedroom ADU	1,200 square feet	430 square feet	500 square feet
Height	Per underlying zone	Single story – 20 feet Two story/2 nd floor – 30 feet* *Two story or 2 nd floor detached ADUs not permitted in RC Zone	20 feet	N/A
Setbacks for conversion	No additional setback required		N/A	No additional setback required
Front Setback	Per underlying zone		Not permitted primary residence and street	N/A
Rear Setback	4 feet if the structure height is 16 feet or less Per underlying zone if the structure height is over 16 feet		4 feet	N/A
Side Setback	4 feet if the structure height is 16 feet or less Per underlying zone if the structure height is over 16 feet		4 feet	N/A
Side Street Setback	Per underlying zone		Not permitted between primary residence and street	N/A
Parking	No parking required for the ADU, MADU, or JADU Replacement parking is not required			
Lot Coverage	Floor area does not count towards maximum lot coverage			
Kitchen Required	Yes	Yes	Yes	Yes* * Cooking facilities (appliances, food preparation counter and storage cabinets) reasonable size in relation to the size of the JADU
Bathroom Required	Yes	Yes	Yes	Yes* * May share with primary dwelling



Accessory Dwelling Unit (ADU), Mobile ADU and Junior ADU Summary of Regulations – Single Family

Standard	ADU - Attached	ADU - Detached	MADU	JADU
Independent access from primary dwelling required	Yes	N/A	N/A	Yes
Allowed in Historic District, Neighborhood Conservation Area, or property with Cultural Resource	Yes (with Certificate of Appropriateness approval)		No	Yes (with Certificate of Appropriateness approval)
Short-term rental	Not permitted All rentals shall be for terms longer than 30 days			
Owner occupancy required	No			Yes – Deed Restricted Owner must live in primary dwelling or JADU
Sold or conveyed separately	No Exception - primary dwelling and the ADU built by a 501(c)(3) organization - mission to provide units to low-income households			No
Fire Sprinklers	Fire sprinklers not required Exception – must provide if fire sprinklers are provided in primarily dwelling		No Shall meet the ANSI A119.5 or NFPA 1192 standards relating to health, fire and life-safety	Fire sprinklers not required Exception – must provide if fire sprinklers are provided in primarily dwelling
Impact Fees	ADUs and MADUs (750 square feet or less) and JADUs: No City impact fees ADUs and MADUs (over 750 square feet): Impact fees proportional to square footage of primary dwelling			
Utility Connections	Shall be connected to water, sewer, and electrical utility systems (separate or shared with primary dwelling) Connection to natural gas optional If sewer system is private system - County Health Department requirements			
Utility Connection Fee	No utility connection fee or capacity charge by utility provider Exception – if ADU, MADU, or JADU is constructed concurrently with a new primary dwelling			

Where can I get additional information?

Please contact the One Stop Shop at 951-826-5800 or email CDDINFO@riversideca.gov.

You can also visit the One Stop Shop on the 3rd Floor of City Hall at 3900 Main Street, Riverside, CA 92522.

Funding for ADUs may be available from California Housing Finance Agency (CalHFA): <https://www.calhfa.ca.gov/adu/>.

PR-2022-001313 – Exhibit 17 - ADU Workshop Feedback



Accessory Dwelling Unit (ADU), Mobile ADU and Junior ADU Summary of Regulations – Multi-Family

Standard	ADU - Conversion of Non-Livable Space	ADU - New Build Detached
Number of units allowed	25% of the existing units	2* *MADUs are not allowed
Minimum Lot Size	None Required	
Unit Size (Minimum)	As defined in Section 1207.4 of the California Building Code	
Unit Size (Maximum)	1,200 square feet	
Height	N/A	Single story – 20 feet Two story/2 nd floor – 30 feet
Front Setback	No additional setback required	Per underlying zone
Rear Setback	No additional setback required	4 feet if the structure height is 16 feet or less Per underlying zone if the structure height is over 16 feet
Side Setback	No additional setback required	4 feet if the structure height is 16 feet or less Per underlying zone if the structure height is over 16 feet
Parking	No parking required for the ADU Replacement parking is not required	
Lot Coverage/Floor Area Ratio	Floor area does not count towards maximum lot coverage	
Kitchen Required	Yes	
Bathroom Required	Yes	
Allowed in Historic District, Neighborhood Conservation Area, or property with Cultural Resource	Yes (with Certificate of Appropriateness approval)	
Short-term rental	Not permitted All rentals shall be for terms longer than 30 days	
Sold or conveyed separately	Not Permitted	
Fire Sprinklers	Fire sprinklers not required Exception – must provide if fire sprinklers are provided in primarily dwelling	
Impact Fees	ADUs (750 square feet or less): No impact fees ADUs (over 750 square feet): Impact fees proportional to square footage of primary dwelling	
Utility Connections	Shall be connected to water, sewer, and electrical utility systems Connection to natural gas optional	
Utility Connection Fee	No utility connection fee or capacity charge by utility provider Exception – if ADU is constructed concurrently with a new primary dwelling	

Where can I get additional information?

Please contact the One Stop Shop at 951-826-5800 or email CDDINFO@riversideca.gov. You can also visit the One Stop Shop on the 3rd Floor of City Hall at 3900 Main Street, Riverside, CA 92522.