
Accessory Dwelling Unit (ADU) & Junior Accessory Dwelling Unit (JADU)



PLANNING & BUILDING DEPARTMENT
10601 Magnolia Avenue
Santee, CA 92071
(619) 258-4100, Ext 167

ADU / JADU GUIDELINES FOR SINGLE-FAMILY LOTS

See Santee Municipal Code (SMC) § 13.10.045 for complete ordinance

Accessory Dwelling Unit (ADU) An ADU is an attached or detached residential dwelling unit (includes an efficiency unit as defined by Section 17958.1 of the California Health and Safety Code and a manufactured home as defined by Section 18007 of the California Health and Safety Code) that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence.

Junior Accessory Dwelling Unit (JADU) A JADU is a residential dwelling unit that is no more than 500 square feet in size, is contained entirely within an existing or proposed single-family residence or attached garage, includes its own separate sanitation facilities or shares sanitation facilities, and includes an efficiency kitchen. An efficiency kitchen contains the following: (A) a cooking facility with appliances; (B) a food prep counter(s) and storage cabinets that are of a reasonable size to the ADU.

Requirements for ADUs 800 square feet or less and JADUs 500 square feet or less on a single-family lot

- One ADU and/or one JADU converted within the footprint of the main house or permitted accessory structure, with no more than 150 s.f. of new floor area proposed (for ingress/egress) to the ADU or JADU, and provides the following:
 - Exterior entrance independent from the primary residential dwelling unit
 - Side and rear setbacks sufficient for fire and safety (per building and fire codes)
- One detached or attached ADU with the following limitations:
 - **Maximum Size:** 800 square feet
 - **Setbacks:** Four-foot side and rear setbacks
 - **Height for Detached ADUs:** 16 feet, or 18 feet if within one-half mile walking distance of a major transit stop.
 - **Height for Attached ADUs:** Same as underlying zone
 - **Lot Coverage:** Does not apply for attached or detached ADUs up to 800 square feet

Requirements for ADUs over 800 square feet

- One detached or attached ADU with the following limitations:
 - **Maximum Size:** 1,200 square feet
 - **Setbacks:** Four-foot side and rear setbacks
 - **Height for detached ADUs:** 16 feet, or 18 feet if within one-half mile walking distance of a major transit stop.
 - **Height for attached ADUs:** Same as underlying zone
 - **Lot Coverage:** If the ADU exceeds 800 square feet, the lot coverage requirements of the underlying zone apply
 - **Parking:**
 - One (1) uncovered off-street parking (9'x19') is required except when the:
 - Lot is within 1/2-mile walking distance of public transit stop;
 - ADU is part of the existing/proposed primary residence or accessory structure, with no more than a 150 square foot addition for ingress/egress; or
 - Lot is within 1 block of an established car share vehicle stop.

When a garage or carport is demolished, in conjunction with the construction or conversion of an ADU, those off-street parking spaces are not required to be replaced.

Additional Development Standards:

- **Building Separation:** Six (6) feet from habitable structures and five (5) feet from accessory structures.
- **Front Setbacks:**
 - Same as underlying zone (SMC Table 13.10.040A)
- **Rental Term:** No ADU/JADU may be rented for a term less than 30 days.
- **Owner Occupancy** is when the property owner lives in either the main house or the ADU/JADU.
 - a. JADUs are subject to the owner occupancy requirement (deed restriction must be recorded).
 - b. ADUs, permitted prior to 1/1/2025, are not subject to the owner-occupancy requirement.
- **Fire Sprinklers:** not required for ADU/JADU, if sprinklers were not required in main house.
- **No Separate Conveyance:** ADU/JADU may not be sold separately from the lot and the main house.
- Contact the **Padre Dam Municipal Water District** at (619) 258-4600 for utility connections and an easement review of the project site.
- Contact the Planning Division at (619) 258-4100 x152 to determine if the project site is within an Airport Influence Area (AIA) which may require review from the **Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC)**. Requirements from the ALUC may include sound attenuation measures and/or recordation of an overflight notification.
- Contact the Building Division at (619) 258-4100 x154 for building permit submittal requirements (i.e. building permit fees, school fees, proposed plans, etc.