







# ADU Information



135 NORTH D STREET, PERRIS, CA 92570-2200 TEL: (951) 943-5003 [DSPlanning@cityofperris.org](mailto:DSPlanning@cityofperris.org)

An Accessory Dwelling Unit (ADU) is a separate self-sustaining dwelling unit on a lot with a primary home this can be converted, attached, or detached. A Junior Accessory Dwelling Unit (JADU) is an addition enclosed in the primary home. **All JADU and ADU shall conform to the following:**

1. Hold a separate entrance from the primary dwellings entrance
2. Shall be designed to be compatible with the architectural style and materials of the primary dwelling
3. Shall not be rented for periods of 30 days or less
4. May not be sold separately

<b>SINGLE FAMILY Accessory Dwelling Unit Guidelines and Requirements</b>	<u>Junior ADU (JADU)</u>  <p>Interior conversion entirely contained within the existing or proposed single-family dwelling</p>	<u>Converted ADU</u>  <p>Conversion located entirely contained within the existing primary dwelling</p>	<u>Attached ADU</u>  <p>New construction attached by shared wall or section of a wall of the primary dwelling or an existing accessory structure</p>	<u>Detached ADU</u>  <p>New construction detached or separate from the primary dwelling</p>
<b>Minimum Size</b>	320 square feet	N/A	320 square feet	320 square feet
<b>Maximum Size</b>	500 square feet	N/A	<ul style="list-style-type: none"> <li>• No more than 50% of the floor area of the primary dwelling unit <b>AND</b></li> <li>• 850 square feet for studio and 1-bedroom units</li> <li>• 1,000 square feet for units with 2 or more bedrooms.</li> </ul>	<ul style="list-style-type: none"> <li>• 850 square feet for studio and 1-bedroom units</li> <li>• 1,200 square feet for units with 2 or more bedrooms or <b><i>whichever is less.</i></b></li> </ul>
<b>Maximum Height</b>	N/A	N/A	Cannot exceed 16 ft or height of first floor ridgeline (whichever is less)	Cannot exceed 16 ft or height of first floor ridgeline (whichever is less)
<b>Restroom</b>	Can be shared with primary dwelling or may possess it's own	<u>Conventional:</u> Requires a sink, toilet, and tub/shower	<u>Conventional:</u> Requires sink, toilet, and tub/shower	<u>Conventional:</u> Requires a sink, toilet, and tub/shower
<b>Kitchen</b>	<u>Efficiency:</u> Requires a sink, place for food storage and preparation, and hot plate	<u>Traditional :</u> Requires a sink, refrigerator, cooking appliance and food preparation area	<u>Traditional:</u> Requires a sink, refrigerator, cooking appliance and food preparation area	<u>Traditional:</u> Requires a sink, refrigerator, cooking appliance and food preparation area
<b>Setback</b>	N/A	N/A	Front: Zone requirement Side: 4ft Rear: 4ft	Front: Zone requirement Side: 4ft Rear: 4ft
<b>Extra Parking</b>	N/A	N/A	1 (unless exempt)**	1 (unless exempt)**

**\*\* PARKING EXEMPTIONS:** Within ½-mile walking distance of public transit, part of an architecturally and historically significant district, Where on street parking permits are required but not offered to the occupant of the ADU, Where there is a carshare vehicle located within one block of the ADU.

<b>MULTI-FAMILY</b> <u>Accessory Dwelling Unit Guidelines and Requirements</u>	<b>Converted Multi-Family ADU</b>  Interior conversion of some portion of a multi-family dwelling	<b>Detached Multi-Family ADU</b>  New construction detached or separate from the primary dwelling
<b>Number of Units</b>	At least 1 and no more than 25% of the existing units	Two Maximum.
<b>Minimum Size</b>	320 square feet	320 square feet
<b>Maximum Size</b>	No greater than 25% of the total units	<ul style="list-style-type: none"> <li>• 850 square feet for studio and 1-bedroom units</li> <li>• 1,000 square feet for units with 2 or more bedrooms</li> </ul>
<b>Maximum Height</b>	N/A	Cannot exceed 16 ft or height of first floor ridgeline, <b><i>whichever is less.</i></b>
<b>Restroom</b>	<u>Conventional:</u> Requires a sink, toilet, and tub/shower	<u>Conventional:</u> Requires a sink, toilet, and tub/shower
<b>Kitchen</b>	<u>Traditional:</u> Requires a sink, refrigerator, cooking appliance and food preparation area	<u>Traditional:</u> Requires a sink, refrigerator, cooking appliance and food preparation area
<b>Setbacks</b>	N/A	Front: Zone requirement Side: 4ft Rear: 4ft
<b>Extra Parking</b>	None Required	1 required per ADU

<b>Additional Parking Guidelines for ADUs</b>	
<b>Standards</b>	<ul style="list-style-type: none"> <li>• Tandem parking and parking within the rear and side yard setbacks are permitted unless City staff deems the design or location would create dangerous life or fire safety conditions.</li> <li>• When a garage or carport is demolished or converted to an ADU, replacement parking is not required.</li> <li>• Each ADU shall have one designated off-street parking space, unless the requirement is exempted or waived by provisions of PMC.</li> </ul>
<b>Waiver Standards</b>	<ul style="list-style-type: none"> <li>• The property is within ½ mile walking distance of public transit <b><u>OR</u></b></li> <li>• The ADU is within an architecturally and historically significant historic district, <b><u>OR</u></b></li> <li>• When on-street parking permits are required but not offered to the occupant of the ADU, <b><u>OR</u></b></li> <li>• When there is a carshare vehicle located within one block of the ADU.</li> </ul>
<b>Exemptions</b>	No new parking shall be required in the following instances: <ul style="list-style-type: none"> <li>• When the existing unit does not meet the standards required by PMC Chapter 19.69, <b><u>OR</u></b></li> <li>• When a garage is converted to an ADU the existing parking will not have to be replaced, <b><u>OR</u></b></li> <li>• When a Single-Family Converted ADU, JADU or Multi-Family Converted ADU is constructed.</li> </ul>

<b>Covenant and Restrictions for JADUs</b>
<p>Prior to issuance of a building and/or grading permit for a <b><u>JADU</u></b>, the property owner shall record a covenant with the County Recorder’s Office. This deed restriction shall remain in effect so long as the <b><u>JADU</u></b> accessory unit remains on the lot. The deed restriction notifies future owners of the following:</p> <ol style="list-style-type: none"> <li>1. Prohibition on the separate conveyance of the property</li> <li>2. Approved size of attributes of the units or units</li> <li>3. Restrictions on short term rentals</li> <li>4. One unit on the property must be owner-occupied when a <b><u>JADU</u></b> is on the site.</li> </ol> <p>A copy of this covenant is provided. This will need to be completed and notarized. The covenant will then be processed by the City and sent to the County Recorder’s Office for recordation. A wet signed original copy of all covenants documents including the notary documents is required.</p>