



Accessory Dwelling Units (ADU) and Junior Dwelling Units (JADU) Guidelines For Single Family Residential Lots

Additional Requirements May Apply. Please See A Planner.

The following represents a summary of development standards for ADU and JADU's. Please refer to the West Covina Municipal Code for complete standards.

	(New) Attached ADU	(New) Detached ADU	Converting A Permitted Structure	Demo and Conversion (Of A Legal Non-Conforming Structure)	JADU (*Must Be Attached)
Size	1,000 Square Feet Maximum OR 50% Of The Existing Primary Residence (*which ever is greater)	1,200 Square Feet Maximum		Limited To Size Of Original Structure, But Cannot Exceed 1,200 Square Feet	500 Square Feet Maximum
Bathroom Required	Yes	Yes	Yes	Yes	No, a shared bathroom can be provided within the main house.
Kitchen Required	Yes	Yes	Yes	Yes	No, but it must include an efficiency kitchen (food preparation counter, storage cabinets, and a sink).
Side Setback	4'	4'	Existing	Existing	4'
Rear Setback	4'	4'	Existing	Existing	4'
Front Setback	25'	25'	Existing	Existing	25'
Distance Between A New ADU/ JADU And Other Structures On The Same Property	10'	10'	N/A	10'	N/A
Height Limitation	The ADU/JADU cannot exceed 16'.				
New Address Allowed	No				
Number of Units Allowed	Only (1) ADU and (1) JADU maximum per lot.				
Utilities	Must be connected to public utilities, including water, electric, and sewer services. No separate utility connection between the accessory dwelling unit/ junior accessory dwelling unit and the main dwelling.				
Parking Requirements	1 parking space of 10'x20' (not required if within a ½ mile of a public bus stop or transit station or if the accessory structure is a studio).				No parking required.
Driveway Width	If the garage is converted into an ADU/JADU, the driveway cannot be wider than 20'.				
Location	N/A	May NOT be located in front of the primary residence.	N/A	N/A	A JADU shall be entirely within a single-family residence.
Exterior Access	The entrance shall be separate from the entrance to the primary dwelling unit.				
Architectural Style	The exterior materials, colors, roof pitch and architecture shall match the primary unit.				
Renting	The ADU/JADU shall not be rented for a term of 30 days or less.				
Owner Occupancy	Not Required.				Yes, the owner of a parcel proposed for a JADU shall occupy as a primary residence either the primary dwelling or the JADU.