






Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) are regulated by The City of Mission Viejo Municipal Code Sections [9.10.020\(12\)](#). Ministerial review of all ADUs and JADUs will occur through building permit plan check. *Please consult with a planner prior to submitting an ADU/JADU project.*

	JADU	ADU WITH SINGLE- OR MULTI-UNIT DEVELOPMENT			ADU WITH EXISTING MULTI-UNIT DEVELOPMENT
ADU Type	 <p>JADU Conversion¹ of an interior portion of an existing single-unit dwelling; or <i>new construction within</i> a proposed single-unit dwelling; or attached to an existing or proposed single-unit dwelling</p>	 <p>INTERNAL^{1,2} Conversion of an interior portion of an existing single-unit or multi-unit dwelling, or an existing detached accessory building; or <i>new construction within</i> a proposed single-unit or multi-unit (2+) development</p>	 <p>ATTACHED¹ Construction of a new ADU attached to an existing or proposed single-unit or multi-unit dwelling</p>	 <p>DETACHED Construction of a new ADU as a <i>detached</i> accessory building</p>	 <p>CONVERSION Conversion of an existing <i>non-habitable</i> (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages) portion of a multi-unit (2+) development</p>
Zoning	Allowed on all residential and mixed zoned properties that are improved with a single-unit dwelling	Allowed on all residential and mixed zoned properties that are improved with a single-unit or multi-unit dwelling			Allowed on all residential and mixed zoned properties that are improved with <i>existing</i> multi-unit dwellings
Number of Units	One	One	Single-unit Development: One Multi-unit Development: Two	At least one and no more than 25% of the existing unit count in the multi-unit development	
Allowed with Other ADU	May also provide single-unit ADU	May also provide JADU as part of a <i>single-unit dwelling</i>			No
Minimum Lot Size	None				
Minimum Size	Shall comply with California Building Code Section 1208 (Interior Space Dimensions)				
Maximum Size (Square Feet)	500	No limit	Studio/One-Bedroom = 850 Two Bedroom = 1,200	No limit	
Maximum Height	Per base zone	Per base zone	Per base zone	20 feet	N/A
Front Setback	Per base zone				
Side Setback ³	Per base zone	Per base zone	4 feet or base zone, whichever is less		Per base zone
Rear Setback ³	Per base zone	Per base zone	4 feet or base zone, whichever is less		Per base zone
800 sf ADU Exception for Existing Development ⁴	N/A	Application of site coverage limit shall not reduce an ADU below 800 square feet.			N/A

ADU Type	JADU	ADU WITH SINGLE- OR MULTI-UNIT DEVELOPMENT			ADU WITH EXISTING MULTI-UNIT DEVELOPMENT
	JADU	INTERNAL ^{1,2}	ATTACHED ¹	DETACHED	CONVERSION
Exterior Access	Exterior entrance required in all cases.				
Interior Access	JADUs may provide internal connection Attached ADUs may provide internal connection, provided that connecting door must be 1-hour fire rated door.				
Bathroom	May share with primary dwelling unit	Bathroom is required			
Kitchen	Efficiency ⁵	Full kitchen, including fixed cooking appliance with outside exhaust.			
Parking	None	None	One per unit		None
Parking Exception	N/A	Parking waived for the ADU if the property is: 1) within ½ mile walking distance to transit; 2) within an architecturally or historically significant district; 3) on-street parking permits are required and not provided to the occupant of the ADU; 4) within one block of a car-share vehicle pick-up/drop-off location.			N/A
Garage/Carport Conversion	Allowed; Replacement parking required	Allowed; Replacement parking not required	N/A		Allowed; Replacement parking not required
Deed Restriction	Prior to issuance of building permit, owner must record deed restriction (prepared by the City) noting the size of the unit, description of unit, prohibition on short term rentals, prohibiting the sale of the ADU/JADU, and specifying owner-occupancy requirement for JADU.				
Owner-Occupancy	Owner shall live in either unit	N/A			
Short-Term Lodging	Short-term lodging is prohibited.				
Utility Connection	A separate utility connection is not required	The City may require a separate utility connection.			
Fire Sprinklers	Only required if fire sprinklers required and provided on primary unit.				
Solar	Only required for NEW construction of a detached ADU.				
Separate Conveyance	ADUs and JADUs may not be sold separately.				
Design	All ADUs are required to be “architecturally compatible” with the primary dwelling and sometimes the surrounding neighborhood. This typically means that exterior design and aesthetics including roof pitch, siding, windows, doors, and colors must match those of the primary dwelling.				

¹ Internal is either: 1) conversion of existing floor area within the envelope of an existing single-unit dwelling (including garage); or 2) development of an ADU within the footprint of a proposed single-unit or multi-unit dwelling (excluding garage) that complies with all applicable development standards. Construction of a new ADU that extends beyond the envelope of an existing single-unit or multi-unit dwelling or beyond the footprint of a proposed single-unit or multi-unit dwelling shall comply with the standards applicable to *Attached ADUs*.

² Conversions of existing accessory structures are permitted a 150 sq. ft. addition to accommodate ingress/egress. Conversions within principal structure are not entitled to 150 sq. ft. addition.

³ For conversion of existing enclosed floor area, garage, or carport, no additional setback required. For replacement of an existing enclosed structure, garage, or carport, no additional setback is required beyond the existing setback.

⁴ An ADU constructed concurrently with a new development shall comply with the total maximum allowed lot coverage limits. In the case where the lot coverage of the existing development does not allow for the development of an 800 sq. ft. ADU and no other compliant alternatives exist, then the ADU may exceed the lot coverage limits to the minimum extent necessary to accommodate the 800 sq. ft. ADU provided it meets all other applicable standards.

⁵ An efficiency kitchen may include a basic plug-in cooking appliance such as hot plate or microwave. A sink, food preparation counter, and storage cabinets of reasonable size are required.