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ADU INFO SHEET

PLN
118

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City of Encinitas Accessory Dwelling Unit (ADU) Guide (EMC 30.48.040.T)

	Single Family Attached	Single-Family Detached	Multifamily ADU	JADU
Number of Units	Maximum of one per single-family dwelling unit		<ul style="list-style-type: none"> Two detached ADUs (may be attached or detached to each other); and/or Conversion of non-habitable space for a minimum of one ADU or up to 25 percent of number of existing residential units. An attached ADU is not allowed.	<ul style="list-style-type: none"> Maximum of one per single-family dwelling unit. Contained entirely within the single-family dwelling or attached garage.
Unit Size	190 Sq. Ft. Minimum <ul style="list-style-type: none"> Limited to 1,200 Sq. Ft. or the total living area of the primary dwelling unit, whichever is less. When the primary dwelling unit is less than the unit sizes below, the ADU shall be: <ul style="list-style-type: none"> ⇒ Studio and One-Bedroom: 850 Sq. Ft. Max ⇒ More than One-Bedroom: 1,000 Sq. Ft. Max 			<ul style="list-style-type: none"> 190 Sq. Ft. Minimum; 500 Sq. Ft. Maximum
Setbacks	Side and Rear Yard: Underlying zone, or four feet, whichever is less. Front Yard: Underlying zone. The setback may be reduced to accommodate a Minimum 800 Sq. Ft. unit only when no other option exists. Other: Setbacks shall not apply to an ADU that is converted from an existing permitted structure. A minimum setback of four feet shall be required for an ADU constructed above an existing garage.			
Height (Two Story Limit)	<u>If Applying Reduced Setback:</u> RR to RR-1: 25 feet (Pitched or Flat) RR-2 to R-25: 22 feet (Pitched or Flat) R-30: 25 feet (Pitched or Flat)	<u>If Applying Reduced Setback:</u> 16 feet; or If within ½ mile of major transit: 18 feet (or 20 feet if aligned with the roof pitch of the primary dwelling unit)	<u>If Applying Reduced Setback:</u> 16 feet; or If within ½ mile of major transit: 18 feet (or 20 feet if aligned with the roof pitch of the primary dwelling unit) On a lot with existing or proposed multistory dwelling: 18 feet	Limited to the height of the existing structure.
	<u>If Applying Underlying Zone Setbacks:</u> Underlying Zone Height Standards apply (Chapter 30.16)			
	<u>If ADU is Constructed Above an Existing or Proposed Garage:</u> Underlying Zone Height Standards apply (Chapter 30.16)			
Replacement Parking	<ul style="list-style-type: none"> Parking spaces removed in conjunction with the construction of an ADU shall be replaced on the same lot as the ADU (applies in Coastal Zone only). Parking must meet the criteria of the off-street parking design manual with exception to the location of spaces. If an ADU is constructed above a garage; converting the garage to an ADU is not permitted. 			
Lot Coverage and Floor Area Ratio (FAR)	800 Sq. Ft. Maximum allowance until the requirements of the zone apply.			

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Parking	One parking space per unit, unless, the unit is within ½ mile of public transit (train station and all bus stops), further parking exemptions may be found in EMC 30.48.040.T.18.			Not required for a JADU.
Owner Occupancy Required	None			Required (SFD or JADU)
Covenant Restriction	Recordation of a covenant is required, prohibiting the sale of the unit, the use of the unit as short-term rental, and restricting the size of the unit, etc.			
Coastal Development Permit (CDP) Required	<p>Accessory and Junior Accessory Dwelling Units that are not completely contained in the existing primary structure, or include increases in habitable area, or include conversion of non-habitable space, are considered self-contained residential units and require a CDP. The CDP is appealable to the California Coastal Commission if the property is located within the coastal appeal jurisdiction.</p> <p>Steps Required:</p> <ul style="list-style-type: none"> • Building Permit submittal through Customer Self Service (CSS). • A separate CDP review will be created by the assigned Planning Staff of the submitted Building Permit. • Further directions to the applicant will be emailed (required submittal documents, etc.) • Concurrent Processing begins. 			
Kitchen	Full kitchen facilities required.			<p>Efficiency kitchen that includes:</p> <ul style="list-style-type: none"> • Cooking facility with appliances; • Food preparation counter and storage cabinets that are of reasonable size in relation to the size of the unit
Address	Separate address requests through Customer Self Service are no longer required for projects with an active building permit for an accessory dwelling unit, junior accessory dwelling unit or new construction (requiring a new address). This can now be accomplished through the workflow. Please note that construction plans should reflect all addressing for the site.			
Fees	All Development Service Department fees are waived. Utility hook-up fees still apply, and school fees are applied to units over 500 Sq. Ft.			
Rental	Units shall not be used or rented as a short-term rental and may be rented for period of 30 days or greater.			
Ingress/Egress	Exterior access required; Interior access is optional.			Exterior access required; Interior access is required if the unit does not have its own bathroom.
Not For Sale	Units are considered an accessory use to a primary residential dwelling and may not be sold separately but may be rented for terms longer than 30 days.			
Major Transit Stop	Major transit stop, or a high-quality transit corridor, as defined per Cal. Pub. Resources Code § 21064.3			

For More Information Please Contact: Development Services Department – Planning Division
Phone: 760-633-2710 **Email:** planning@encinitasca.gov or scan the QR code to access additional information on our website.

