



ACCESSORY DWELLING UNITS (ADUs)

STANDARDS FOR ACCESSORY DWELLING UNITS (ADUs)

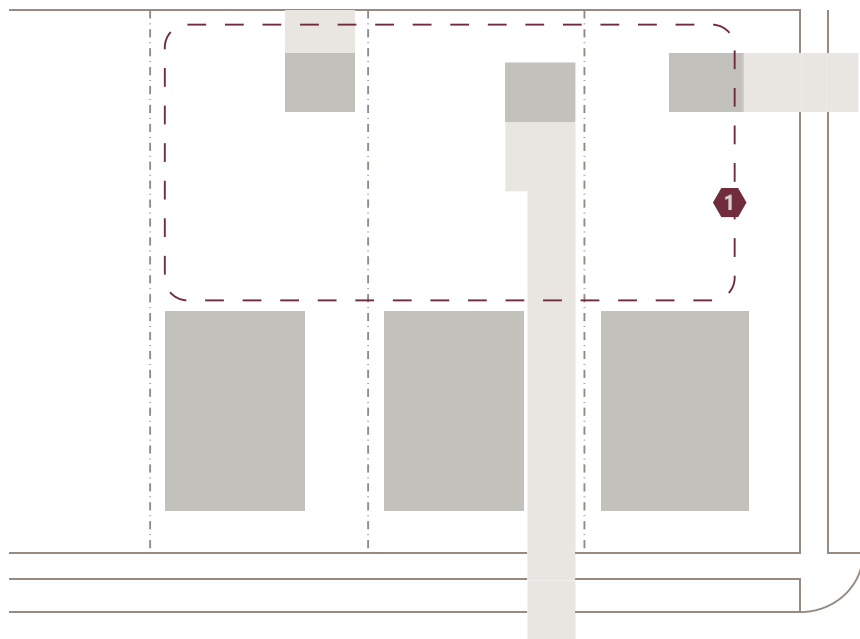
- Architectural style (e.g. Craftsman, Victorian, Modern, etc.), architectural detailing (e.g. exposed rafters, knee braces, decorative tile, etc.), construction materials, finishes, and colors, door trim and style, and window trim and style (i.e., grid pattern, frame thickness, opening direction, etc.) must be the same as the existing structure;
- ADUs shall meet Pomona ADU / JADU Standards.
- The ADU has to be to the rear of the primary structure.
- The side- and rear-yard setbacks are at least four (4) feet.
- The peak height above grade is sixteen (16) feet or less.
- The maximum site coverage for all structures is 35%.
- Distance between the ADU and the main structure is 10 feet.
- The distance between an ADU and another accessory structure is 6 feet.
- Depending on lot size, the maximum ADU size is 1,200 sq. ft.
- An addition to a garage or accessory structure shall face the interior of the property to the extent feasible
- Entry of an ADU shall face the interior of the property and not be visible from the street to the extent feasible.
- The garage doorframe shall remain if a garage is being converted to an ADU
- The appearance of a garage door shall be kept if the converted garage is visible from the street.

Accessory Dwelling Units like other accessory structures tend to be simplified versions of the main structure. The stucco or siding need to match, so does window and door trim. Most roofs are simple gables or hipped roofs depending which type is on the main building. In addition, State Law has requirements, including setbacks, for ADUs. When garages are converted to ADUs, they should retain the appearance of a garage from the street so that the character of the neighborhood does not change. Additions to existing accessory structures require approval from the Historic Preservation Commission.

In addition, removal of historic fabric and character slowly reduces the integrity of an historic resource. Demolition should therefore, be the option of last resort, and demolition of accessory structures should be avoided. The demolition of any accessory structure from the period of significance of the property requires approval of the Historic Preservation Commission.

PROCESS / REQUIREMENTS

- Only a Building Permit is required for ADUs if there is no addition and the ADU meets the design standards.
- Major COA is required for any project not meeting design standards or for projects with additions.
- Major COA requires public hearing before the Historic Preservation Commission (HPC).
- Major COA requires HPC approval.
- Appeal period is 20 days for both Minor and Major COAs.
- Building permit issued **ONLY** after appeal period is over.



- 1 ADUs HAVE TO BE LOCATED BEHIND THE MAIN HOUSE
- 2 AN ADDITION TO A GARAGE OR ACCESSORY STRUCTURE SHALL FACE THE INTERIOR OF THE PROPERTY TO THE EXTENT FEASIBLE
- 3 ENTRY OF AN ADU SHALL FACE THE INTERIOR OF THE PROPERTY AND NOT BE VISIBLE FROM THE STREET TO THE EXTENT FEASIBLE.

