



## JUNIOR ACCESSORY DWELLING UNIT (JADU) QUICK INFO SHEET

**COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION**  
**8130 Allison Avenue, La Mesa, CA 91942**  
**Phone: 619.667.1177 • Fax: 619.667.1380**

<b>Number of Units</b>	<ul style="list-style-type: none"> <li>• One JADU per existing or proposed single-family residence on lots zoned for single-family residential or multifamily uses (R1E, R1R, R1S, R1, R1A, R2, R3, and RB)</li> <li>• One ADU may be constructed on the same lot</li> </ul>
<b>Maximum Unit Size (Living Area)</b>	500 square feet in floor area, contained entirely within an existing or proposed single-family residence
<b>Parking Requirements</b>	No additional parking spaces required
<b>Entryway</b>	Must have a separate (private) exterior entryway
<b>Kitchen</b>	<p>Must have an efficiency kitchen, with the following components:</p> <ul style="list-style-type: none"> <li>• A cooking facility with appliances</li> <li>• A food preparation counter and storage cabinets that are reasonable to the size of the unit</li> </ul>
<b>Bathroom</b>	May share bathroom/sanitation facilities with the primary residence, or may provide separate facilities
<b>Covenant</b>	Before building permits can be issued, property owner must record a covenant with the City of La Mesa agreeing to the size, occupancy and rental terms for a JADU identified in La Mesa Municipal Code Section 24.05.020D
<b>Fire Sprinklers</b>	Fire sprinklers not required for a JADU unless required for the primary residence.
<b>Sewer &amp; Water</b>	Separate sewer and water connections not required
<b>Owner Occupancy</b>	Property owner is required to live in either the primary dwelling or the JADU
<b>Rental</b>	Rental agreements subject to a minimum period of 30 days
<b>Other</b>	<ul style="list-style-type: none"> <li>• JADU may not be sold separately</li> <li>• Exempt from the requirements for public right-of-way dedication and improvement</li> <li>• Impact fees not required</li> </ul>