

 <p>CITY OF NORCO HORSETOWN USA.</p>	<p>ACCESSORY DWELLING (ADU)/ JUNIOR ACCESSORY DWELLING(JADU) Options/Checklist [Per Chapter 18.30.46 of the Norco Municipal Code (NMC)]</p>
<p>Permitted Zones</p>	<p>A-1 Zone, A-E Zone, R-1 Zone and Norco Specific Plan (Residential Equestrian District); Norco Hills Specific Plan (Residential Districts)</p>
<p>ADU Development Standards</p>	<ol style="list-style-type: none"> 1. The property must have an existing single-family dwelling (SFD); or a SFD to be constructed concurrently with an ADU. 2. If the ADU is attached to primary dwelling; the size cannot exceed 850 sf for 0-1 bedrooms, and 1,000 sf for two bedrooms or more. 3. The ADU must be attached to the living area by a common wall; floor/ceiling or by an attached breezeway, porch or patio. 4. If detached, the ADU cannot exceed 1,200 square feet of living area. 5. Must have permanent provisions for living, sleeping, eating, cooking, and sanitation. 6. No more than one entrance on the front or on any street side of the building, where feasible. 7. Setbacks for an ADU is 4 foot minimum for the side and rear property lines. <i>(Other requirements for distance between buildings/pools and other structures must be met.</i> 8. Parking – one space per unit and can be uncovered, tandem in the existing driveway. If ADU is a studio – no parking required. 9. Height – Maximum height is 16-feet at peak from finished floor. 10. The exterior materials, colors, roof pitch and architecture of the ADU shall match the primary dwelling.
<p>Conversions of existing accessory buildings into an ADU</p>	<ol style="list-style-type: none"> 11. Converting an existing accessory structure to an ADU is allowed. 12. Existing setbacks are allowed to be maintained for an existing, LEGAL detached garage or other accessory structures converted to an ADU. 13. Height to remain as existing for an interior conversion; but cannot exceed 16 feet if an ADU is attached to the existing accessory structure. 14. If an ADU is attached to the existing accessory structure size cannot exceed 850 sf for 0-1 bedrooms, and 1,000 sf for two bedrooms or more. 15. Must have permanent provisions for living, sleeping, eating, cooking, and sanitation. 16. No more than one entrance on the front or on any street side of the building, where feasible. 17. Parking – one space per unit (9' x 20') and can be uncovered, tandem in the existing driveway. If ADU is a studio – no parking required. 18. Design of the ADU is to match existing structure.

Junior ADU (JADU)	<ol style="list-style-type: none"> 1. The property must have an existing single-family dwelling (SFD); or a SFD to be constructed concurrently with a JADU. 2. A JADU is limited to 500 sf in size and must be contained entirely within the walls of an existing or proposed single family dwelling 3. The JADU shall be required to have an efficiency kitchen which includes a food preparation counter and storage cabinets. 4. No parking is required for a JADU. 5. One ADU and a JADU may be allowed on a lot.
Required Animal Keeping Area	Lots with no recorded Primary Animal Keeping Area (PAKA) must provide an open animal keeping area equal to 576 multiplied by the number of allowed animal units per lot. Example: 576 x 5 animal units = 2,880 sf of open animal keeping area
Required application	A building permit application is required for all ADUs and JADUs (please refer to the ADU submittal requirement checklist available at the City of Noro Building Division)
Addressing	Attached ADUs (but not JADUs) to the primary dwelling may be assigned an address separate from that of the primary dwelling unit. However, detached ADUs must be assigned a separate address.
Impact Fees	<p>ADU's less than 750 sf are exempt from fees.</p> <p>ADU's 750 sf or greater are subject to impact fees charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit.</p> <p>("Proportionately" is some amount that corresponds to a total amount, in this case, an impact fee for a single-family dwelling. For example, a 2,000 square foot primary dwelling with a proposed 1,000 square foot ADU would result in 50 percent of the impact fee that would be charged for a new primary dwelling on the same site. Please review impact fees before submitting an application for an ADU.</p>
School Fees	School districts are authorized but do not have to levy impact fees for ADUs greater than 500 square feet pursuant to Section 17620 of the Education Code. ADUs less than 500 square feet are not subject to school impact fees. However, contact the local school district for more information.
City Services	Attached ADUs (the primary dwelling) are not required to be metered separately from the primary dwelling for any City utility (water) or other public utility. Detached accessory dwelling units must to be metered separately from the primary dwelling for water services. For a detached ADU, a separate sewer service may be required if the existing sewer service to the primary dwelling is not sufficiently sized to meet the requirements of both buildings.

Please contact Planning Division at (951) 270-5662 for additional information on the items listed above.