

### Comparison of ADU Development Types

ADU Development Type	Description	Per State ADU Law (see Gov. Code Sec. 65852.2 for full details)		
		New or Separate Utility Connection	Impact Fees	Legal Constraint
<p><b>Type A</b></p> <p>ADUs on lots with single-family dwellings</p>	<p><b>1 ADU and 1 JADU</b></p> <p>ADU size shall not exceed 1,000 sq. ft. and may be attached or detached from the primary dwelling</p> <p>JADU shall not exceed 500 sq. ft. and must be located within the existing or proposed primary dwelling</p>	<p>Unless the ADU was constructed with a new single-family dwelling, cannot:</p> <p>(a) require the applicant to install a new or separate utility connection directly between the ADU and the utility; or</p> <p>(b) impose a related connection fee or capacity charge</p>		
<p><b>Type B</b></p> <p>ADUs on lots with single-family dwellings</p>	<p><b>1 ADU <u>OR</u> 1 ADU and 1 JADU</b></p> <p>ADU size shall not exceed 800 sq. ft. and must be detached (new construction) from the primary dwelling</p> <p>JADU shall not exceed 500 sq. ft. and must be located within the existing or proposed primary dwelling</p>	<p>May require a new or separate utility connection directly between the ADU and the utility</p>	<p>Cannot impose any impact fee upon the development of an ADU less than 750 square feet</p> <p>Any impact fees charged for an ADU of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling</p>	<p>An ADU shall not be considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ADU was constructed with a new single-family dwelling</p>
<p><b>Type C</b></p> <p>ADUs on lots with multi-family dwellings</p>	<p><b>Multiple ADUs, not to exceed 25% of the number of existing multi-family dwelling units</b></p> <p>ADU size shall not exceed 1,000 sq. ft. and must be established within portions of existing multi-family dwelling structures that are not used as livable spaces</p>	<p>Connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its sq. ft. or the number of its drainage fixture unit values upon the water or sewer system</p>		
<p><b>Type D</b></p> <p>ADUs on lots with multi-family dwellings</p>	<p><b>2 ADUs</b></p> <p>ADU size shall not exceed 1,000 sq. ft. and must be detached from the multi-family dwelling</p>	<p>This fee or charge shall not exceed the reasonable cost of providing this service</p>	<p>"Impact fee" does not include any connection fee or capacity charge</p>	
<p><b>Type E</b></p> <p>ADUs on lots with single-family dwellings</p>	<p><b>1 ADU (standard ADU development type)</b></p> <p>ADU size shall not exceed 1,200 sq. ft. and may be attached or detached from the primary dwelling</p>			