



CITY OF BIG BEAR LAKE *California*

Accessory Dwelling Units (ADU)

In an effort to promote additional rental housing, California law requires all cities within the State to allow accessory dwelling units (**ADUs**) in single family residential, multi-family residential, and mixed-use zones. As such, the City of Big Bear Lake has adopted regulations intended to make it easier for property owners to add **ADUs** on their property.

An **ADU** is a completely independent living unit, and may take different forms, including:

- an independent living unit converted from an existing space within an existing primary residence, such as a master bedroom, game room, or *attached* garage,
- an independent living unit converted from a *detached* garage, guest house, or storage building,
- new construction of an *attached* room or rooms, or
- new construction of a *detached* building on the property.

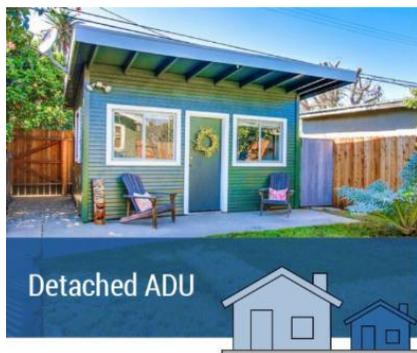
Consistent with State law, the City allows an **ADU** on a property of any size. Most types of **ADUs** are approved ministerially by issuance of a building permit only. Because **ADUs** are intended to be affordable and add to the availability of long-term housing, most types of **ADUs** are not permitted to be vacation rentals. There is no requirement that the property owner live on the premises of an **ADU**, and both the primary residence and the **ADU** may be rented on a long-term basis.

Under the City's **ADU** ordinance, there is no minimum size of an **ADU**, however the unit must contain all facilities for independent living. There is no maximum size of a converted **ADU** in an existing residence. New *attached* **ADUs** are limited to 850 square feet for a one-bedroom unit or 1,000 square feet for a two-bedroom unit but may not exceed 50% of the floor area of the primary residence. Under a building permit only, new *detached* **ADUs** can be up to 800 square feet in area and may not exceed 16 feet in height.

A front and street side building setback area is required, and at the current time, a four (4) foot interior side yard and rear yard setback are required. One (1) on-site parking space is generally required for the **ADU**; however, no replacement parking is required when converting an existing garage into an **ADU**.

Development impact fees are not charged on **ADUs** of less than 750 square feet in area. School fees and utility connection fees are assessed on new construction **ADUs**, however.

For specific requirements and to learn more about **ADUs**, please contact the Community Development Department at 909-866-5831.



Community Development Department

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