

General ADU Information

An Accessory Dwelling Unit (ADU) is a self-contained residential unit located on the same lot as a primary dwelling. It can be attached or detached and must include permanent provisions for living, sleeping, eating, cooking, and sanitation. ADUs cannot be sold or conveyed separately from the main residence.

A Junior Accessory Dwelling Unit (JADU) is a smaller unit (maximum of 500 square feet) located entirely within a single-family home. It requires owner-occupancy of either the primary residence or the JADU. Before a permit is issued, a recorded deed restriction must be provided, including:

- Size and attribute limitations of the JADU.
- Prohibition on selling the JADU separately from the main home.
- A rental term of no less than 30 days.
- A requirement that either the JADU or primary home is owner-occupied.
- Deed restriction enforcement on future owners.

For complete standards and regulations, refer to Glendora Municipal Code Section 21.04.040.

Guest Houses

A Guest House is an accessory structure intended for temporary, nonpaying guests. It is limited to one bedroom and a 3/4 bathroom (sink, toilet, and shower or bath only), with no kitchen facilities or additional sinks allowed.

Conversions

Existing attached or detached structures, including garages, may be converted into an ADU. Key considerations:

- No replacement parking is required.
- No setbacks are required if exterior walls and dimensions remain unchanged.
- Portions of multifamily buildings, such as storage rooms, basements, and garages, may be converted into ADUs if they meet state building standards.

Parking Requirements

Per State law, the City of Glendora does not require off-street parking for ADUs or JADUs. However, due to Glendora's overnight street parking limitations, providing off-street parking is strongly encouraged.

Sample ADU Configurations





Development Standards Summary Table

	ADUs	JADUs	Guest Houses
Where allowed	Properties with existing residential development.	Properties containing an existing dwelling.	Single-family residential zones.
Where prohibited	ADUs and JADUs are prohibited in Cal Fire designated Very High Fire Hazard Severity Zones when the site is not fully mitigated and served by a street that meets City standards (at least 26 feet wide). Guest houses in the Historic Preservation Overlay Zone (HPOZ) require an application for a Certificate of Appropriateness (COA), subject to Planning Commission approval.		
Single-family density	1 per lot with an existing or proposed dwelling.		
Can it be rented?	Yes, for a term greater than 30 days.	Yes, for a term greater than 30 days with owner occupancy restrictive covenant.	No, can only be used by temporary nonpaying guests.
Maximum size	1,200 square feet.	500 square feet.	1,000 square foot maximum, subject to the limit of 2 detached structures.
Minimum setbacks	Front: same as zoning district. Side and rear: 4 feet.	Same as primary residence.	Front: same as zoning district. Side and rear: Rural Hillside Residential – 3 feet. Single-family zones – 4 feet.
Maximum height	25 feet, not to exceed 2 stories.	N/A	16 feet, not to exceed 1 story.
Attached or detached	May be attached or detached. If within 6 feet of the main residence, it is considered attached.	Detached JADUs are not permitted.	May be attached or detached. If within 6 feet of the main residence, it is considered attached.
Bathrooms	Must include a bathroom containing a bathtub or shower.	May share a bathroom with the primary dwelling.	¾ bathroom including sink, toilet, and bathtub or shower.
Kitchen and cooking facilities	Kitchen including cooking facilities, food prep area, storage, and appliances.	Kitchen including cooking facilities, food prep counter, and storage.	Prohibited.
Architecture	Must either (a) match existing residence including overall style, materials, doors, windows, trim, and roof style or, (b) meet objective design standards, or (c) be a preapproved plan.	Must match existing residence including overall style, materials, doors, windows, trim, and roof style.	Must match existing residence including overall style, materials, doors, windows, trim, and roof style.

Allowed Number of Multifamily ADUs		
Number of Multifamily Units	Number of Detached ADUs	Number of Conversion ADUs
2	2	1
3	3	1
4	4	1
5	5	1
6	6	1
7	7	1
8	8	2
9	8	2
10	8	2
11	8	2
12+	8	25% of the total number of non ADU units