



# ADU Glossary

## IMPORTANT ADU VOCABULARY

**ACCESSORY DWELLING UNITS (ADUS)** come in many shapes and sizes but are always a self-contained home that is smaller than the main house and legally part of the same property. They must have a kitchen, bathroom, and place to sleep, and can range from efficiency-size studios to 1,000-square-foot homes with multiple bedrooms.

**JUNIOR ADUS (JADUS)** are smaller units of up to 500 square feet of space within or attached to a single-family home (including an attached garage). JADUs must include an efficiency kitchen (sink, cooking appliance, fridge, and small counter). Some JADUs have a bathroom and some share with the main house.

**PRE-APPROVED ADU PLANS** are highly customizable designs that have already been reviewed by the City, streamlining the permitting process. After personalization, these designs still need to be approved and issued permits from City. See [newportbeachca.gov/adu-plans](http://newportbeachca.gov/adu-plans) for details.

## CONSTRUCTION TYPES



### SITE-BUILT/TRADITIONAL

The ADU is custom-built on your property with typical construction methods.



### PREFABRICATED/MODULAR/PANELIZED

Sections of or the entire ADU are built off-site and delivered to your property.

## TYPES OF ADUS

Newport Beach categorizes and regulates ADUs in the following ways:



**JADU:** Converted or new space within or attached to an existing or new home, up to 500 square feet



**INTERNAL:** Converted space in an existing home or accessory building (garage, pool house) OR a unit in a new building



**ATTACHED:** New structure (may include some converted space) sharing at least one wall with a home/building



**DETACHED:** New freestanding structure, such as a backyard cottage



**MULTI-UNIT CONVERSION:** Converted space in an existing multi-unit building (storage, attics, or other non-habitable space)



## PLANNING TERMS

**ASSESSOR'S PARCEL NUMBER (APN)** A unique number assigned to every lot in California, which helps you identify details about your property. Your APN will be listed on your property tax bill and can also be found using Newport Beach's [Address Search Tool](#).

**BUILDING CODE** Standards that ensure buildings are built safely. Building codes are made up of various sections (plumbing, electrical, etc.). These are established by the state and are often amended by cities.

**DEED RESTRICTIONS** Conditions or rules that are added to a deed for a house. For example, Newport Beach requires deed restrictions to prevent selling an ADU as a separate property and from using an ADU or JADU for short-term rentals.

**FLOOR AREA LIMIT** The allowed total floor area for a residential lot. Zoning code specifies how to calculate floor area limit when it applies.

**SITE COVERAGE** The percentage of a property covered by structures, accessory buildings, and decks more than 30" in height. Zoning code specifies maximum site coverage for your lot when it applies.

**MIXED-USE ZONING** allows multiple uses on a property, such as commercial on the first floor of a building and residential above. In Newport Beach, ADUs are allowed in mixed-use zones.

**OWNER OCCUPANCY** A requirement that homeowners live on the property (this currently applies to JADUs and not ADUs).

**SETBACKS** The minimum distance a building must be located from front, side, or back property lines. For example, a 4-foot side setback means any building must be at least 4 feet from the side property line.

**SINGLE-FAMILY/SINGLE-UNIT AND MULTI-UNIT** refers to how many units are on the property (single-family home, duplex, apartments, etc.).

**SITE PLAN AND SITE PLAN REVIEW** A drawing of your lot, buildings, and other features on the property. Applicants must submit a site plan with other application materials.

**ZONING CODE** City standards that determine what can be built on a site. All lots in the City are assigned a zone (e.g., R-1, a typical single-family zone), and each zone has different regulations. Zoning code governs many aspects of housing construction, including how tall buildings can be, where buildings can be located on a lot, etc.



## NEWPORT BEACH ADU LOCAL RESOURCES

**ADDRESS SEARCH TOOL** Look up information about your property, including approximate lot size, utility providers, and more. [Website](#)

**ADU ASSIST FORM** Ask planners initial questions about your ADU project. [Website](#)

**CIVIC PORTAL** Schedule an inspection, check your permit status, and much more. [Website](#)

**ORANGE COUNTY ADU CALCULATOR** Estimate ADU costs and potential income. [Website](#)

**LOOKING FOR MORE ABOUT ADUS?** Our website has a comprehensive guide to ADU development, summaries of local rules, stories of real local ADUs, and more.

[NEWPORTBEACHCA.GOV/ADU](http://NEWPORTBEACHCA.GOV/ADU)



## DESIGN

SEE MORE DETAILS IN THE DESIGN SECTION OF OUR [ADU GUIDEBOOK](#)

**ARCHITECT** A design professional who has passed a licensing exam by the state. Architects are trained in design and construction management.

**CONCEPTUAL DRAWINGS/SCHEMATICS** Initial drawings of your site and proposed project, including floorplan and other structures and outside features (e.g., trees).

**CONSTRUCTION DRAWINGS** Detailed drawings including architectural and mechanical systems, with details needed for construction.

**DESIGN/BUILD** A firm that does both design and construction.

**DESIGNER** A design professional that either has architectural training but is not licensed, is self-taught, or falls somewhere in between.

**DRAFTER** Someone who does architectural drawings.

**ELEVATION DRAWING** A drawing that shows a straight view, usually of an exterior wall. Often a synonym for facade — the south elevation is the south-facing facade.

**SURVEY** A professional examination/drawing of your property, including boundaries. This is required in some cases but not in others.



## PERMITS

SEE MORE DETAILS IN THE PERMITTING SECTION OF OUR [ADU GUIDEBOOK](#)

**BUILDING PERMIT** An official document that affirms your project meets City code. This permit allows you to start construction.

**COASTAL DEVELOPMENT PERMIT** An official document that affirms your proposed project can take place, if your property is within the Coastal Zone.

**PLAN CHECK** Various departments/divisions/agencies reviewing your plans for approval. In Newport Beach, plan check likely includes review by the Building Division, the Planning Division, the Fire Department, and the Public Works Department.

**PUBLIC HEARINGS** A public meeting where elected officials and members of the public can comment on proposed projects. In Newport Beach, coastal development permits require public hearings for approval.

## FEES

SEE MORE DETAILS IN THE PERMITTING SECTION OF OUR [ADU GUIDEBOOK](#)

**BUILDING PERMIT FEES\*** cover the costs of application review, inspections, and other permitting activities.

**IMPACT FEES** help pay for new infrastructure in your neighborhood and the surrounding area, such as new roads or parks. ADUs under 750 square feet are exempt from these fees.

**PLAN CHECK FEES\*** are charged to cover application processing and review.

**SCHOOL DISTRICT FEES** support the schools in your area through a per-square-foot development fee charged on ADUs 500 square feet and larger.

**TRAFFIC FAIRSHARE\* AND TRANSPORTATION CORRIDOR AGENCY FEES** are impact fees that support transportation services and are charged for ADUs that are 750 square feet and larger.

**UTILITY FEES** include costs to establish service connections for water, sewer, electricity, gas, and other services.

\* City fees are waived for ADUs through at least 2024, except when part of entirely new residential developments.