San Diego ADU permit readiness checklist

City of San Diego. Built from Development Services Department (DSD) Information Bulletin 400 and the Municipal Code.

BHI Builders

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Before you design

- [ ] Look up the parcel in ZAPP.
  Base zone, transit priority area, Sustainable Development Area, Coastal Overlay, fire hazard.
- [ ] Confirm the size you can build.
  ADU 150 to 1,200 sq ft. JADU 150 to 500 sq ft. (SDMC 141.0302, IB 400)
- [ ] Decide attached, detached, a garage conversion or a junior ADU.
  Each type has its own size, setback and height rules. (IB 400)
- [ ] Check the setbacks.
  None at 16 ft tall or lower outside fire zones. Otherwise usually 4 ft side and rear. (SDMC 141.0302)
- [ ] Consider a pre-approved plan.
  Applications using pre-approved plans get a 30-day review. (IB 400)

Renting it out

- [ ] Plan on leases of 31 consecutive days or more.
  ADUs cannot be short-term rentals. JADU rentals must run longer than 30 days. (IB 400, Government Code 66333)

Official pages

ZAPP parcel lookup

https://experience.arcgis.com/experience/dd3f4e26f10c4cf9a3101ca096c2eaa5

County parcel lookup (unincorporated)

https://gis-public.sandiegocounty.gov/Html5Viewer/Index.html?viewer=PPM_Public5

Information Bulletin 400 (ADU and JADU)

https://www.sandiego.gov/development-services/forms-publications/information-bulletins/400

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