

MISSION VIEJO ENVIRONMENTAL ASSOCIATION

ARCHITECTURAL GUIDELINES FOR ACCESSORY DWELLING UNITS

AND

JUNIOR ACCESSORY DWELLING UNITS

Adopted by the Board of Directors on March 18, 2021

A. Accessory Dwelling Units (“ADU”)

1. An ADU on a lot shall comply with all applicable city, county and state ordinances, codes, laws, regulations and requirements, including, but not limited to City of Mission Viejo (“City”) Municipal Code Chapter 9.10, Section 9.10.020 and any successor ordinances, codes, laws, regulations or requirements.
2. An owner shall submit an architectural application to the Association for the construction, installation or modification of an ADU including, but not limited to, the installation of any California state required solar panels/energy system, pursuant to the procedures and requirements set forth in the Association’s Architectural Guidelines.
3. Only the owner of the lot may submit an architectural application for an ADU to the ARC.
4. The owner is responsible for obtaining any required and applicable City building permit(s) and approvals prior to start of construction. The Association’s approval of an ADU shall not be deemed approval for code compliance, drainage, safety, structural, mechanical, or electrical engineering or any compliance with city, county and state ordinances, laws, regulations and requirements.
5. Regardless of any City approval and/or issuance of a permit for an ADU, the owner is required to obtain the prior written approval of the Architectural Review Committee (“ARC”) for such ADU.
6. No more than one additional dwelling unit shall be permitted on any lot, and the additional dwelling unit may be either an ADU or a JADU.
7. ADUs shall be located to minimize the impact on adjacent lots.
8. ADUs shall not exceed the City’s maximum size and height requirements and must comply with the City’s setback requirements.
9. The ADU must be located entirely upon the owner’s lot.
10. The owner shall provide for additional parking, if and as required by the City. Carports, asphalt or gravel driveways and parking areas are not permitted.
11. The appearance of the ADU shall be in harmony with the surrounding improvements and shall be architecturally compatible with the design of the main dwelling unit and other improvements within the Association’s community including, but not limited to materials, architecture, landscaping, scale, height, length, width, bulk, lot coverage and exterior treatment.
12. Any lease or rental of an ADU on a lot for shall be for a term of not less than thirty (30) days. The rental provisions of Article IV, Section 4 of the CC&Rs shall apply to an ADU to the extent not in conflict with local and/or state law. An owner is responsible for his or her tenant’s compliance with the Association’s governing documents.

B. Junior Accessory Dwelling Units (“JADU”)

1. A JADU on a lot shall comply with all applicable city, county and state ordinances, codes, laws, regulations and requirements, including, but not limited to City of Mission Viejo (“City”) Municipal

Code Chapter 9.10, Section 9.10.020 and any successor ordinances, codes, laws, regulations or requirements.

2. An owner shall submit an architectural application to the Association for the construction, installation or modification of a JADU including, but not limited to, the installation of any California state required solar panels/energy system, pursuant to the procedures and requirements set forth in Articles II through IV of the Association's Architectural Guidelines.
3. A JADU is not permitted on a lot if an ADU exists on the lot. No owner shall have both a JADU and an ADU.
4. Only one (1) JADU is permitted per lot.
5. A JADU is not permitted within an ADU.
6. A JADU must be constructed within the existing single-family residence, which includes the garage.
7. A JADU is limited to the maximum of five hundred (500) square feet.
8. The owner of the lot is required to occupy the lot by residing either in the primary residence or in the JADU.
9. A JADU must have a separate entrance from the main entrance to the existing single-family residence on the lot. Entry to the JADU must be from the same street as the existing single-family residence. Access over and across Association property and easements or other lots is not permitted.
10. A JADU must include an efficiency kitchen, which shall include a cooking facility with appliances, and a food preparation counter and storage cabinets that are in reasonable size in relation to the size of the JADU.
11. A JADU must be located so as to minimize the impact to adjacent lots.
12. Any modifications, changes, improvements or additions to the exterior of the single-family residence or the lot resulting from the installation of a JADU must be approved by the ARC and must be in harmony with the surrounding improvements and shall be architecturally compatible with the other improvements within the Association's community including, but not limited to materials, architecture, landscaping, and exterior treatment.
13. Only the owner of the lot may submit an architectural application for a JADU to the ARC.
14. The owner is responsible for obtaining any required and applicable City building permit(s) and approvals prior to start of construction. The Association's approval of a JADU shall not be deemed approval for code compliance, drainage, safety, structural, mechanical, or electrical engineering or any compliance with city, county and state ordinances, laws, regulations and requirements.
15. Regardless of any City approval and/or issuance of a permit for a JADU, the owner is required to obtain the prior written approval of the Architectural Review Committee ("ARC") for such JADU.
16. Any lease or rental of a JADU shall be for a term of not less than thirty (30) days. The rental provisions of Article IV, Section 4 of the CC&Rs shall apply to a JADU to the extent not in conflict with local and/or state law. An owner is responsible for his or her tenant's compliance with the Association's governing documents.