

In San Bernardino County, ADU rules generally allow for one or two ADUs on single-family properties under 5 acres, and one or three on properties 5 acres or more, with specific size, setback, and parking requirements, and JADUs limited to one per property.

Here's a more detailed breakdown of San Bernardino County's ADU regulations:

[ADU](#) and [JADU](#) Permitted:

- **[Accessory Dwelling Units \(ADUs\)](#) and [Junior Accessory Dwelling Units \(JADUs\)](#):** are permitted on most residential properties in San Bernardino County.
- **[Single-family zoned properties](#):** less than 5 acres may have a combination of any two of the following: ADU, JADU, or Guest House.
- **Properties 5 acres or more:** may have a combination of any three.
- **JADUs are limited to one per property .**

Size Restrictions:

- **[Detached ADUs](#):** Up to 1,200 square feet.
- **[Attached ADUs](#):** Up to 50% of the primary dwelling's living area or 1,200 square feet, whichever is less.
- **JADUs:** Up to 500 square feet.
- **If lot coverage is exceeded:** the maximum size allowed is 800 sq ft.
- **If converted from an existing accessory structure:** it may exceed 1,200 sq ft.

Setbacks:

- **[Front yard setbacks](#) vary:** based on local zoning laws.
- **Side and rear yard setbacks:** are commonly a minimum of 5 feet.
- **Setbacks are not required:** for ADUs and JADUs converted from existing legal space.

Parking:

- **ADUs under 750 square feet:** typically don't require additional parking.
- **ADUs over 750 square feet:** typically require one parking space.
- **Conversion ADUs and junior ADUs don't require any parking .**

- **Attached and detached ADUs will require 1 parking space:** unless your project qualifies for an exemption from the parking requirements.

Other Regulations:

- **Building code compliance .**
- **Fire safety .**
- **Sanitation .**
- **Utilities and service connections .**
- **Local health officer approval:** is required if a private sewage disposal system is being used.
- **Owner-occupancy is no longer required for ADUs .**
- **Owner-occupancy is required for JADUs .**
- **Most local ordinances require rental terms of at least 31 days:** to eliminate their use as short-term vacation rentals.
- **A Residential Accessory permit is required prior to any construction of residential accessory structures greater than 120 square feet .**
- **Any tiny homes on wheels will not be permitted as permanent residences**