



Accessory Dwelling Unit Development Standards Overview

The proposed addition of an Accessory Dwelling Unit (ADU) to a residentially zoned parcel developed with a Single Family Residence must comply with both the R-1 Zone (Single Family Residential District) and ADU Development Standards. The State of California has mandated that such review be Ministerial, as such, no Waiver or Variance from required Development Standards may be considered. The following is an excerpt of Ordinance No. 3815, related to ADU Development Standards:

SECTION 92.2.10 SECOND UNIT PROCEDURES AND STANDARDS

a) APPLICATION PROCEDURES

ADUs are allowed on lots within the single-family residential and multiple-family residential zones containing no more than one existing single-family residence. ADUs are not allowed in the Hillside Overlay or Local Coastal Overlay District unless the ADU is created from converting existing permitted square footage.

- 1) No person shall convert existing floor area or construct an ADU without first obtaining a building permit issued by the Building & Safety Division. Such permit shall be issued if it is determined that the ADU will conform to the provisions of this section and other related sections of the single-family development codes.

b) DEVELOPMENT STANDARDS AND REQUIREMENTS

The following property development standards shall apply to all accessory dwelling units:

- 1) Attached/Detached Units: An ADU may either be attached to or located within the living area of the proposed or existing primary dwelling, or detached from the proposed or existing primary dwelling.
- 2) Height: An ADU shall comply with the R-1 Zone height restrictions of Section 91.4.2, measured from lowest adjacent grade to top of roof ridgeline:
 - One-Story: 18 ft.
 - Two-Story: 27 ft.
- 3) Parking: In addition to the parking required for the primary residence per Section 93.2.1, there shall be at least one accessible parking space provided per ADU. The primary residence and ADU parking shall be located on the same lot for which the ADU is located, and shall be kept free, clear and accessible for the parking of vehicles at all times. Parking space dimensions shall conform to the requirements per Section 93.5.2. Parking for an ADU may be waived if the applicant can demonstrate compliance with listed exemptions, as provided in State law, as may be amended from time to time.
- 4) Vehicular access: Only one curb cut per street shall be allowed per lot.
- 5) Setbacks: An ADU shall comply with the R-1 Zone setback requirements, unless said unit is:
 - A) Provided within either existing permitted living area or permitted accessory structure; or
 - B) Detached (including over detached garages):
 - minimum 5 ft. interior side and rear yard setback for all new or re-built exterior structure walls
 - minimum 10 ft. exterior side yard setback for corner lots
 - minimum 6 ft. setback from primary residence
- 6) Lot coverage: An ADU shall comply with the R-1 Zone lot coverage requirements of Section 91.4.9:
 - One-Story: 50%
 - Two-Story: 40%
- 7) F.A.R.: An ADU shall comply with the R-1 Zone floor area ratio requirements of Section 91.4.11:
 - Maximum 0.60 FAR



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- 8) Primary use of property: The lot or parcel of land on which the ADU is constructed shall contain a pre-existing legal single-family residence as the primary use, which complies with the minimum development standards of the R-1 Zone.
- 9) Density: An ADU may be developed only on a residentially zoned lot or parcel of land containing no more than one existing single-family residence.
- 10) Maximum Allowable Floor Area:
 - Attached ADU maximum 1,200 sq. ft. or 50% of the proposed or existing living area within the primary residence, whichever is less
 - Detached ADU maximum 1,200 sq. ft.

For the purposes of this section, "living area" is defined as the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure
- 11) Minimum Living Area: The living areas of both the primary residence and ADU shall comply with the minimum size restrictions pursuant to Section 92.20.4:
 - Studio: 450 sq. ft.; One-Bedroom: 700 sq. ft.; Two-Bedroom: 900 sq. ft.; Three-Bedroom: 1,200 sq. ft.
 - Efficiency units shall comply with the minimum size restrictions pursuant to the California Building Code: 220 sq. ft. min.

Any room provided for sleeping purposes shall have not less than 100 sq. ft. of floor area, not including closet area
- 12) Usable Open Space: Usable open space for the lot shall be provided pursuant to Section 91.4.10 of the R-1 Zone: One-third (1/3) of total lot area is to be provided as open space in one or more areas having minimum dimensions of 10 ft. by 15 ft.
- 13) Design standards: The exterior design of the ADU shall be substantially compatible with that of the primary dwelling in terms of building architecture, materials, colors, exterior finishes and landscaping. The parcel shall retain a single-family residential appearance and the ADU shall be integrated into the design of the existing improvements on the property. The following design standards shall apply:
 - A) Addresses of both units shall be displayed in a manner as to be clearly visible from the street; and
 - B) Any stairway to a second-floor unit shall be completely enclosed as part of the interior of the structure
- 14) Occupancy and sale limitations: The owner of record of the parcel shall reside on the parcel at the time of the request.
- 15) Covenant Restriction: The property owner shall record a covenant restriction with the Los Angeles County Recorder's Office providing notice to any potential new owners of the property that the lot contains an ADU and that the transferee shall be subject to the requirements of this Ordinance. The recorded covenant restriction shall further specify that the ADU shall:
 - A) not be sold, or title transferred separate and apart from the remainder of the property; and
 - B) not be used as a short term vacation rental; and
 - C) not be rented for lease periods less than 30 days
- 16) Illegal Accessory Dwelling Units: This Section shall not validate any existing illegal ADU. Any conversions from an illegal unit to a conforming legal ADU shall be considered a new ADU subject to the provisions of this Section.
- 17) Emergency Access: Emergency vehicle access to the property shall not be obstructed by the ADU.
- 18) Distance Between Buildings: A distance of 6 ft. shall be provided between the primary residence and the ADU unless attached by a solid roof at least 6 ft. in width.