

## Accessory Dwelling Unit (ADU) Ordinance

<b>ADU is <u>permitted</u> with a Site Plan Review if:</b>	<ul style="list-style-type: none"> <li>The property is zoned R-1, R-2, R-3, R-4, R-A, A-1 and A-2, or another zone where a single-family residence (SFR) is allowed by right with a plot plan (ministerial review). For coastal areas, please refer to the applicable Local Coastal Program at <a href="http://planning.lacounty.gov/coastal">http://planning.lacounty.gov/coastal</a>.</li> <li>Only one legal SFR exists on the property or is proposed to be built concurrently with the ADU.</li> <li>You propose to convert an existing guesthouse, mobile home, or caretaker's residence to an ADU.</li> <li>The ADU is located more than 200 feet from publicly dedicated open space in any Fire Hazard Severity Zone</li> </ul>
<b>An ADU is <u>not permitted</u> if the property:</b>	<ul style="list-style-type: none"> <li>Is not zoned to allow a SFR by-right</li> <li>Contains other habitable structures beyond the primary SFR (either attached or detached to the SFR)</li> <li>Property is served by private well and a minor conditional use permit for a shared well was not obtained.</li> <li>Is located in a Very High Fire Hazard Severity Zone and does not have two means of access to a highway. Access must be unobstructed and 24 ft. wide from the lot to the highway. Access must be paved in Hillside Management Areas.</li> <li>Is located in the prohibited areas described in 22.140.640 (D3 and D4)</li> </ul>

### DEVELOPMENT STANDARDS

<b>Minimum Lot Size</b>	There is no minimum lot size as long as a <b>legal</b> SFR exists on site.		
<b>ADU Size</b>	<b>Minimum (150 sq. ft.), Maximum (1,200 sq. ft.)</b> See chart below for size limit requirements depending on ADU type, Hillside Management Area and Community Standards District/Specific Plan		
	<b>No HMA</b>	<b>HMA</b>	<b>CSD/SP (Regardless of HMA)</b>
<b>New Detached</b>	1,200 sq. ft	50% of SFR habitable floor area or 800 sq. ft. (whichever is less)	CSD/SP max (cannot exceed 1,200 sq. ft)
<b>New Attached</b>	50% of SFR habitable floor area or 1,200 sq. ft. (whichever is less)	50% of SFR habitable floor area or 800 sq. ft. (whichever is less)	CSD/SP max (cannot exceed 50% of SFR habitable floor area or 1,200 sq. ft., whichever is less)
<b>Existing Space Conversion (no new floor area)</b>	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
<b>Partial Conversion of the Primary Residence and Expanded Floor Area</b>	50% of existing SFR habitable floor area or 1,200 sq. ft. (whichever is less)	50% of existing SFR habitable floor area or 800 sq. ft. (whichever is less)	CSD/SP max (cannot exceed 50% of existing SFR habitable floor area or 1,200 sq. ft., whichever is less)
<b>Partial Conversion of a Detached Accessory Structure and Expanded Floor Area</b>	1, 200 sq. ft.	50% of existing SFR habitable floor area or 800 sq. ft. (whichever is less)	CSD/SP max (cannot exceed 50% of existing SFR habitable floor area or 1,200 sq. ft., whichever is less)
<b>Minimum Area requirements per Building and Safety</b>	<ul style="list-style-type: none"> <li>Living/bedroom area: 70 sq. ft.</li> <li>Bathroom (Must include toilet, lavatory and bathtub or shower): 30 sq. ft.</li> <li>Kitchen/closets/hallways (Kitchen area with sink, stove, and refrigerator): 50 sq. ft.</li> </ul>		
<b>Yard Setback</b>	<ul style="list-style-type: none"> <li>Title 22 requirements still apply for front yard setbacks. A 5 ft. setback from the rear and side property lines is required for all new ADU structures and additions to existing structures proposed as an ADU.</li> <li>If the ADU is established above the existing garage, a 5 ft. setback from the rear, side and reversed corner side property line is required for the ADU only. It is not required for the existing garage.</li> <li>A new garage must comply with Title 22 requirements. An attached ADU to the garage must comply with setbacks stated here.</li> <li>If the garage is fully converted to the ADU, existing setback is permitted as legally built.</li> <li>Proposed accessory structures such as porches, covered patios, stairways, balconies, including roof eaves, etc. attached to the ADU must comply with Title 22 setbacks and the 6 ft. building separation requirements. (i.e. Chapter 22.110). Equipment such as water heaters, a/c units, etc. shall also comply with setback requirements.</li> <li>A 6 ft. minimum building separation is required between the ADU and other structures, except structures used for keeping of animals shall be 35 ft. or 50ft. depending on the area's requirements.</li> <li>In HMAs, the ADU must be within 25 ft. of the existing single-family residence, unless the ADU is converted from a legally built accessory structure with no floor area expansion.</li> </ul>		

<b>Maximum Height</b>	<ul style="list-style-type: none"> <li>• Maximum height for new ADU or expanded portion of existing structure is 25 ft. or as required for the Community Standards District (CSD) or Specific Plan, whichever is more restrictive.</li> <li>• For the portion of an ADU within an existing legally built structure, the existing height can remain.</li> <li>• Maximum height is 18 ft or the height of the SFR, whichever is less, within 200 feet of an adopted route with scenic qualities, scenic route, scenic drive or scenic highway.</li> <li>• Consult with SCE if powerlines are adjacent to a proposed 2<sup>nd</sup> floor or two-story ADU.</li> </ul>
<b>Maximum Lot Coverage</b>	<ul style="list-style-type: none"> <li>• An ADU is not counted towards lot coverage, GSA or FAR except in CSD and Specific Plan (SP) areas. However, non-ADU structures will still adhere to the maximum zone, CSD or SP lot coverage requirement.</li> </ul>
<b>Parking and Access</b>	<ul style="list-style-type: none"> <li>• Parking spaces must be 8 ½ ft. x 18 ft. Tandem parking is 8 ½ ft. x 36 ft. Compact parking is not allowed.</li> <li>• Two covered parking spaces for the SFR shall be provided. Future reserved parking shall be provided for existing residence that is nonconforming due to parking.</li> <li>• One uncovered parking space for the proposed ADU, if required.</li> <li>• 26 feet of clear backup space must be provided.</li> <li>• Vehicles may not be parked in required front yards (anywhere between the existing dwelling and the street), and corner side yards.</li> <li>• When a garage, carport, or covered parking structure is demolished or rendered unusable in conjunction with the construction of the ADU or conversion of the parking structure to an ADU, any parking spaces required for the ADU or primary residence may be provided as covered, uncovered, tandem spaces on an existing driveway, or in an area that is no longer a driveway, or by the use of mechanical parking lifts (per Building and Safety).</li> </ul> <p><b>ADU parking is not required when one of the following applies:</b></p> <ul style="list-style-type: none"> <li>• The ADU is located outside a VHFHSZ.</li> <li>• The ADU is entirely contained within an existing space of a primary residence or existing legal accessory structure (garage, guesthouse, rec room, etc.), and where no floor area expansion is proposed.</li> <li>• The ADU is located within ½ mile of public transit (i.e. bus stop, bike share station, train station).</li> <li>• The ADU is located within an architecturally and historically significant historic district.</li> <li>• On-street parking permits are required but not offered to the ADU occupant.</li> <li>• There is a car share vehicle located within one block (includes both sides of the street) of the ADU.</li> </ul>

ADU webpage: <http://planning.lacounty.gov/adu>

**A complete Accessory Dwelling Unit application includes ALL of the following items:**

- Land Use application with original signatures and applicable filing fees.
- 1 set of scaled drawings which include the site plan, floor plan and elevations of proposed ADU. Submittal must include **floor plans of all existing structures**. Plans must be 11" x 17", and all required information must be complete and clearly identified on the plans. Structural and mechanical drawings are not required for Regional Planning. One (1) digital copy (pdf) on a flash/thumb drive or CD.
- Copies of Building Permits from LA County Building and Safety Office.
- Copies of Building Description Blank Slips from the LA County Assessor.
- Printed color photographs of the entire site. The proposed location of the ADU should be clearly identified on the photos.
- Within a Very High Fire Hazard Severity Zone, site plan should depict a map (google/apple maps, etc.) with location and distance of a public transit system (i.e. bus stop, rideshare, train station) located within ½ mile from the property line, as needed.
- Provide a thumb/flash drive or CD with the above items.
- Covenants will be required to ensure that an ADU that will be used as a rental unit shall be rented for a period of at least 30 consecutive days.

Please consult with planning staff prior to applying online. You will be required to register prior to applying online.  
**Phone No.:** (213) 974-6411 **Email:** [zoningldcc@planning.lacounty.gov](mailto:zoningldcc@planning.lacounty.gov)  
**Website:** [planning.lacounty.gov/who](http://planning.lacounty.gov/who)  
To register and apply online, go to <https://epicla.lacounty.gov>

**INCOMPLETE  
APPLICATIONS WILL  
NOT BE ACCEPTED**

Revised: 10.17.2019