

Accessory Dwelling Unit (ADU) Interim Summary

An ADU is permitted if:	<ul style="list-style-type: none"> The property is within a zone where a single-family residence (SFR) or multi-family residence (MFR) is allowed. For coastal areas, please refer to the applicable Local Coastal Program at http://planning.lacounty.gov/coastal. A legal SFR or MFR exists on the property, or an SFR is proposed to be built concurrently with the ADU. A discretionary review application is required (Oak Trees, Shared Wells, etc.), but it may restrict the ADU.
An ADU is not permitted if:	<ul style="list-style-type: none"> Not zoned to allow an SFR or MFR. Located in a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have two means of access to a highway. Access must be 24 ft. wide, not including sidewalks, and unobstructed from the lot to the highway. Access must be paved in Hillside Management Areas.

DEVELOPMENT STANDARDS

	<ul style="list-style-type: none"> “Attached” is any structure that is connected to an SFR or MFR, or conversion of non-habitable space within a MFR. “Detached” is any structure not attached to an SFR or MFR. Accessory structures include but are not limited to recreation rooms, guest houses, garages, storage units, etc. Junior ADU (JADU) means a unit that is no more than 500 sq. ft. in size and contained entirely within an SFR, including an attached garage. A JADU must have a separate entrance from the SFR. A JADU may share a bathroom with the main house. A JADU must have an efficiency kitchen at a minimum. Either the JADU or the SFR must be owner occupied. A property with an SFR is permitted one JADU and one detached ADU in total. On a lot with an existing MFR, the maximum number of attached ADUs is 1 or 25% of existing MFR units, whichever is greater; and the maximum number of detached ADUs is 2.
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Single-Family Residences (Existing or Proposed)

	Maximum Size	Setbacks	Height	Other
Attached ADU: Conversion Within Existing SFR and/or New Construction	50% of existing SFR or 1200 sq. ft., whichever is less, provided at least an 800 sq. ft. ADU is allowed.	Front: Title 22 Side: 4 ft. Rear: 4 ft.	25 ft.	Setbacks and height apply to new construction ADU portion only.
Attached ADU: Conversion Entirely Within Existing SFR	No maximum	Existing setbacks apply	No maximum	
Detached ADU: Conversion Within Detached Accessory Structure and/or New Construction	1200 sq. ft.	Front: Title 22 Side: 4 ft. Rear: 4 ft.	25 ft.	Setbacks and height apply to new construction ADU portion only. Can be permitted with a JADU on the same property.
Detached ADU: Conversion Entirely Within Detached Accessory Structure	No maximum. Addition of up to 150 sq. ft. is allowed to accommodate ingress/egress.	Existing setbacks apply	No maximum	Can be permitted with a JADU on the same property.
JADU: Entirely Within Existing or Proposed SFR	500 sq. ft.	N/A	N/A	Can be permitted with a detached ADU on the same property.

Multi-Family Residences, including Duplexes (Existing Only)

	Maximum Size	Setbacks	Height	Other
Attached ADU: Conversion Entirely within Existing MFR	No maximum	N/A	No maximum	Maximum number of attached ADUs: 1 ADU <u>OR</u> 25% of existing MFR units within structure, whichever is greater.
Detached ADU: Conversion Entirely Within Detached Accessory Structure	No maximum. Addition of up to 150 sq. ft. is allowed to accommodate ingress/egress.	Existing setbacks apply	No maximum	Maximum of 2 detached ADUs per property.
Detached ADU: New Construction	1200 sq. ft.	Front: Title 22 Side: 4 ft. Rear: 4 ft.	16 ft.	Maximum of 2 detached ADUs per property.

Building and Safety Requirements

- Please check with Building and Safety for any building requirements.
- An ADU must have a kitchen with a stove, refrigerator, and sink, at a minimum.

Other Yard Requirements	<ul style="list-style-type: none"> • A new garage must comply with Title 22 requirements. A proposed ADU attached to the garage must comply with setbacks stated. If the garage is fully converted to the ADU, existing setbacks are permitted as legally built. 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. (Chapter 22.110). Equipment such as water heaters, a/c units, etc. shall also comply with setback requirements.
Other Height Restrictions	<ul style="list-style-type: none"> • Consult with SCE if powerlines are adjacent to a proposed 2nd floor or two-story ADU.
Maximum Lot Coverage, etc.	<ul style="list-style-type: none"> • An ADU is not counted towards lot coverage, open space requirements, GSA nor FAR. However, non-ADU structures must still adhere to the maximum zone, CSD or SP lot coverage requirement and open space requirements.
Parking and Access	<ul style="list-style-type: none"> • 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, no replacement parking is required for the existing dwelling nor ADU. Covered parking is still required for the existing dwelling(s), if parking structure is not being converted into an ADU. • Parking spaces, when required, must be 8 ½ ft. x 18 ft. Compact parking is not allowed. • Existing parking requirements for an SFR and MFR apply, if parking structure is not proposed for the conversion into an ADU. 26 ft. of clear vehicle backup space must be provided. • Vehicles may not be parked in required front yards (anywhere between the existing dwelling and the street), and corner side yards. • No parking is required for a JADU. • One parking space is required for an ADU, unless the property meets any of the following exemptions: <ul style="list-style-type: none"> ○ The ADU is outside of a VHFHSZ. ○ The ADU has no bedroom. ○ The ADU is detached from an existing SFR and has a maximum floor area of 800 sq. ft and maximum height of 16 ft. ○ The ADU is detached from an existing MFR and has a maximum height of 16 ft. and minimum rear and side yard setbacks of 4 feet. ○ 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. ○ The ADU is located within ½ mile of public transit (i.e. bus stop, bike share station, train station). ○ The ADU is located within an architecturally and historically significant historic district. ○ On-street parking permits are required but not offered to the ADU occupant. ○ There is a car share vehicle located within one block (includes both sides of the street) of the ADU.

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

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

- A completed Land Use application with original signatures and applicable filing fees which include:
 - All "Required" items on Land Use Application checklist.
 - Floor plans must include any structure where an ADU is proposed to be converted or constructed.
 - Copies of Building Permits from LA County Building and Safety Office for the existing structure being proposed as an ADU.
 - Copies of Building Description Blank Slips from the LA County Assessor for the existing structure being proposed as an ADU.
- A Recorded Covenant will be required for projects with proposed JADU. JADU or existing SFR must be owner-occupied.
- Any required discretionary permit(s) approved and valid for the siting or site preparation, associated with an ADU (e.g. Oak Tree Permit).

You may now register and apply online, go to <https://epicla.lacounty.gov>