Accessory Dwelling Unit (ADU) Interim Summary

An ADU is permitted if:

- 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](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:

- Is not zoned to allow an SFR or MFR.
- Is located in a Very High Fire Hazard Severity Zone (VHFHSZ) 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.

DEVELOPMENT STANDARDS

- “Attached” is any structure that is connected to an SFR or MFR, unless otherwise specified.
- “Detached” is any structure not attached to an SFR or MFR.
- SFR is considered the habitable area of the structure and does not include the attached garage, basement, etc.
- Accessory structures include but 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. A JADU may share a bathroom with the main house but it is not required. Either the JADU or the SFR must be owner occupied. SFR allow only one JADU and one detached ADU in total.

Single-Family Residences

<table>
<thead>
<tr>
<th>Existing SFR</th>
<th>Maximum Size</th>
<th>Setbacks</th>
<th>Height</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached ADU: Conversion Within Existing SFR or New Construction</td>
<td>50% of existing SFR Cannot exceed 1200 sq. ft.</td>
<td>Front: Title 22 Side: 4 ft. Rear: 4 ft.</td>
<td>Title 22</td>
<td>Setbacks and height apply to new construction ADU portion only.</td>
</tr>
<tr>
<td>JADU: Conversion Within Existing SFR or New Construction</td>
<td>500 sq. ft.</td>
<td>Front: Title 22 Side: 4 ft. Rear: 4 ft.</td>
<td>Title 22</td>
<td>Setbacks and height apply to new construction ADU portion only. Can be permitted with a detached ADU on the same property.</td>
</tr>
<tr>
<td>Detached ADU: Conversion Within Detached Accessory Structure or New Construction</td>
<td>1200 sq. ft.</td>
<td>Front: Title 22 Side: 4 ft. Rear: 4 ft.</td>
<td>Title 22</td>
<td>Setbacks and height apply to new construction ADU portion only. Can be permitted with a JADU on the same property.</td>
</tr>
</tbody>
</table>

Proposed SFR

<table>
<thead>
<tr>
<th>Proposed SFR</th>
<th>Maximum Size</th>
<th>Setbacks</th>
<th>Height</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached ADU</td>
<td>50% of proposed SFR Cannot exceed 1200 sq. ft.</td>
<td>Front: Title 22 Side: 4 ft. Rear: 4 ft.</td>
<td>Title 22</td>
<td>Setbacks and height apply to new construction ADU portion only.</td>
</tr>
<tr>
<td>Detached ADU</td>
<td>1200 sq. ft.</td>
<td>Front: Title 22 Side: 4 ft. Rear: 4 ft.</td>
<td>Title 22</td>
<td></td>
</tr>
<tr>
<td>JADU</td>
<td>500 sq. ft.</td>
<td>Front: Title 22 Side: 4 ft. Rear: 4 ft.</td>
<td>Title 22</td>
<td></td>
</tr>
</tbody>
</table>

Multi-Family Residences, including Duplexes (Existing Only)

<table>
<thead>
<tr>
<th>Multi-Family Residences, including Duplexes (Existing Only)</th>
<th>Maximum Size</th>
<th>Setbacks</th>
<th>Height</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached ADU: Conversion within Existing MFR</td>
<td>Less than or equal to 50% of sq. ft. of largest unit</td>
<td>N/A</td>
<td>N/A</td>
<td>Maximum number of attached ADUs: 1 ADU OR 25% of existing MFR units within structure, whichever is greater.</td>
</tr>
<tr>
<td>Detached ADU: Conversion within Existing Accessory Structure or New Construction</td>
<td>1200 sq. ft.</td>
<td>Front: Title 22 Side: 4 ft. Rear: 4 ft.</td>
<td>16’</td>
<td>Maximum of 2 detached ADUs per property.</td>
</tr>
</tbody>
</table>
• Interior conversion within an MFR is allowed in existing non-habitable spaces only, which include but not limited to, attached garages, basements, storage rooms, laundry rooms, etc.
• Maximum of 2 detached ADUs per property, including any conversion of existing detached accessory structures.

Building and Safety Requirements
• Please check with Building and Safety for any building requirements.
• JADU must have at a minimum, an efficiency kitchen.

Yard Setback
• 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. Only 150 sq. ft for ingress and egress will be allowed to be added to the garage conversion for an ADU.
• 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
• Consult with SCE if powerlines are adjacent to a proposed 2nd floor or two-story ADU.

Maximum Lot Coverage, etc.
• 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
• 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 or 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. Tandem parking is 8 ½ ft. x 36 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.
• In a VHFHSZ, one parking space for the ADU is required, except if the property meets the following parking exemptions:
  o 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.
  o The ADU is located within ½ mile of public transit (i.e. bus stop, bike share station, train station).
  o The ADU is located within an architecturally and historically significant historic district.
  o On-street parking permits are required but not offered to the ADU occupant.
  o 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:

  o A completed Land Use application with original signatures and applicable filing fees which include:

    o Refer to all “Required” items on Land Use Application checklist.

    o Floor plans must include any structure where an ADU is proposed to be converted or constructed.

    o Copies of Building Permits from LA County Building and Safety Office.

    o Copies of Building Description Blank Slips from the LA County Assessor.

  o A Recorded Covenant will be required for projects with proposed JADU. JADU or existing SFR must be owner-occupied.

  o 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

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