

ACCESSORY DWELLING UNIT (ADU) SUMMARY

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| An ADU is <u>permitted</u> if: | <ul style="list-style-type: none"> The property is zoned to allow a single-family residence (SFR) or multi-family residence (MFR). 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 is proposed to be built concurrently with the ADU(s). |
| An ADU is <u>not permitted</u> if: | <ul style="list-style-type: none"> Property is not zoned to allow a 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. Each means of access must be built to public street standards approved by Public Works. VHFHSZ access requirements do not apply to the four (4) Statewide Exemption ADU/JADU types listed below. |

DEVELOPMENT STANDARDS

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| General Notes | <ul style="list-style-type: none"> “Attached” is any structure that is connected to an SFR or MFR, or conversion of space within an SFR or MFR. “Detached” is any structure not attached to an SFR or MFR. 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 have interior access to the SFR and can share a bathroom with the SFR if interior access is provided. A JADU must have an efficiency kitchen at a minimum. Either the JADU or the SFR must be owner-occupied. A JADU is not permitted on a property owned by a corporate entity or LLC. A recorded covenant is required for JADUs prior to approval. Setback and height requirements do not apply to ADUs converted entirely from existing square footage, or ADUs constructed in the same location and same dimensions as a structure that physically exists. Any development standard that would physically preclude an ADU of at least 800 sq. ft. with 4 ft. side and rear yard setbacks shall not be imposed. |
| Statewide Exemption ADU/JADU types (must be approved ministerially; local requirements do not apply): | <ul style="list-style-type: none"> One ADU within existing or proposed space of SFR or existing accessory structure, and one JADU within existing or proposed space of SFR. Must have exterior access and sufficient yards for fire and life safety (see “Other Yard Requirements”). One new detached ADU with 4 ft. side and rear setbacks, floor area of not more than 800 sq. ft., and 16 ft. max height (or 18 ft., see “Other Height Restrictions”), on a lot with existing or proposed SFR. A minimum of one ADU and a maximum of 25% of existing dwelling units, entirely within portions of an existing MFR not used as livable space, e.g. storage rooms, boiler rooms, passageways, attics, basements, garages. A maximum of two detached ADUs, with height not exceeding 16 ft (or 18 ft., see “Other Height Restrictions”) and 4 ft. side and rear setbacks, on a lot with an existing or proposed MFR. |

Single-Family Residence Only

| ADU Type | Maximum Size | Setbacks | Height | Maximum ADUs Allowed |
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| A. 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. or as specified by CSD/Specific Plan, whichever is less | 3 ADUs Total: <ul style="list-style-type: none"> 1 Attached ADU 1 Detached ADU 1 JADU |
| B. Attached ADU: Conversion Entirely Within Existing SFR | No maximum | Existing setbacks apply | Existing height applies | |
| C. 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. or as specified by CSD/Specific Plan, whichever is less | |
| D. 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 | Existing height applies | |
| E. JADU: Within Existing and/or Proposed Space of SFR | 500 sq. ft. | Existing and/or Title 22 setbacks apply | Existing and/or Title 22 height applies | |

Multi-Family Residences, including Duplexes and Multiple SFRs

| ADU Type | Maximum Size | Setbacks | Height | Maximum ADUs Allowed |
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| F. Attached ADU: Conversion Entirely within Existing MFR and/or New Construction | 50% of existing structure or 1200 sq. ft., whichever is less, for new construction, but at least 800 sq. ft. is allowed. No maximum for conversion entirely within MFR. | Front: Title 22 * Side: 4 ft. Rear: 4 ft. N/A for conversion. | 25 ft. for new construction. Existing height applies for conversion entirely within MFR. | Attached ADUs: Minimum 1 ADU and maximum 25% of existing number of MFR units, converted from existing space; <u>and</u> 1 new construction ADU AND Detached ADUs: Refer to SB 1211 Informational Memo on ADUs dated November 25, 2024. |
| G. 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 | Existing height applies | |
| H. Detached ADU: New Construction | No maximum | Front: Title 22 * Side: 4 ft. Rear: 4 ft. | See “Other Height Restrictions” | |

*Regular front yard setback requirements apply unless such requirement would preclude an ADU of at least 800 square feet.

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| Building and Safety Requirements | <ul style="list-style-type: none"> Please consult with Building and Safety regarding building requirements. |
| Other Yard Requirements | <ul style="list-style-type: none"> Detached ADUs may be attached to accessory structures. A new garage must comply with Title 22 requirements. A proposed ADU attached to the garage must have 4 ft. setbacks. If the garage is fully or partially converted to the ADU, existing setbacks are permitted as legally built. New ADUs must comply with 6 ft. building separation requirements. Proposed accessory structures such as porches, covered patios, stairways, balconies, roof eaves, etc. attached to the ADU must comply with Title 22 setbacks and the 6 ft. building separation requirements per Chapter 22.110, unless such structures are necessary to ensure the ADU can function as an independent living facility. Consult with Public Works Building and Safety regarding fire and life safety requirements for ADUs with setbacks less than 4 ft. No windows/doors allowed within 3 ft. of property line. No eaves allowed within 2.5 ft. of property line. Equipment such as water heaters, a/c units, etc. must comply with setback requirements. An ADU must be at least 10 ft. from a reversed corner lot line, except for an ADU built above an existing garage, which must be at least 4 ft. from a reversed corner lot line. |
| Other Height Restrictions | <p><u>Property not within ½ mile of a major transit stop or high quality transit corridor</u></p> <ul style="list-style-type: none"> 16 feet: Detached ADU accessory to one-story MFR 18 feet: Detached ADU accessory to multi-story MFR <p><u>Property within ½ mile of a major transit stop or high quality transit corridor</u></p> <ul style="list-style-type: none"> 18 feet: Detached ADU accessory to a one-story or multi-story SFR or MFR 20 feet: Same as above, plus an additional 2 feet maximum to accommodate roof pitch aligned with roof pitch of primary dwelling <p>Note: In instances where the CSD/Specific Plan height restrictions are more restrictive than the standards above, the CSD/Specific Plan restrictions shall not apply.</p> <p>Consult with Southern California Edison if powerlines are adjacent to a property where an ADU is proposed.</p> |
| Lot Coverage / GSA / FAR | <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 maximum GSA, FAR 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 fully or partially unusable in conjunction with the construction of the ADU or conversion of the 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 the 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 the 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, except for designated driveways. No parking is required for a JADU. No parking is required for an ADU located outside of a Very High Fire Hazard Severity Zone (VHFHSZ). For an ADU located within a VHFHSZ, one uncovered parking space is required for the ADU, unless the property meets any of the following exemptions: <ul style="list-style-type: none"> 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. |

To apply for an ADU/JADU, please submit a “DRP – Base Application – Permits and Reviews” via [EPIC LA](#).

- A new SFR/MFR and ADU(s) may be submitted under one application. An addition to a SFR to accommodate a JADU and the JADU itself may be submitted under one application. Please note that the 60-day review timeline does not apply when ADUs/JADUs and primary structures are submitted under one application.
- Any required discretionary permit(s), e.g. Oak Tree Permit, must be approved prior to ADU/JADU approval.

MORE INFORMATION: <https://planning.lacounty.gov/adu>

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