

## 2026 ADU ORDINANCE AMENDMENT: MULTI-FAMILY HOME GUIDE

This guide is intended for those who are interested in building Accessory Dwelling Units (ADUs) for multi-family homes in unincorporated Los Angeles County.

### Unit Allowances for Existing Multi-Family Homes

Unit Type and Count	Location	Size & Design Requirements	Permitting Pathway
Primary Dwellings (Existing)	Main Structure(s): The existing multi-family building(s) on the property.	Subject to underlying zoning and land use standards.	LA County Zoning & Land Use
Interior ADU(s) (Up to 25% of the number of existing Primary Dwellings)	Interior: Converted from existing non-livable space within the multi-family structure (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages).	Must meet State building standards for dwellings. At least one interior unit is allowed if the 25% calculation results in less than one.	CA Gov. Code § 66323 Unit(s) (State Exemption)
Detached ADUs (Up to 8, provided that the number of detached ADUs does not exceed the number of existing Primary Dwellings)	Detached: Separate from the primary dwellings but may be attached to one another or to accessory structures.	4-foot side and rear yard setbacks and height limits of 16, 18, or 20 feet depending on transit proximity and existing structures.	CA Gov. Code § 66323 Units (State Exemption)
Local ADU (1)	Attached or Detached: May be attached to the primary building or an accessory structure or built as a standalone structure.	Up to 1,200 square feet of interior livable space. Height limit is determined by the underlying regulations or 25 feet, whichever is lower, provided at least 18 feet for detached ADUs is allowed, and may increase to 20 feet for properties near high-quality transit.	LA County Code (22.140.640.G)

## Unit Allowances for Proposed Multi-Family Homes

Unit Type and Count	Location	Size & Design Requirements	Permitting Pathway
Primary Dwellings (Proposed)	Main Structure(s): The new multi-family building(s) proposed on the property.	Subject to underlying zoning and land use standards.	LA County Zoning & Land Use
Detached ADUs (2)	Detached: Separate from the primary dwellings but may be attached to one another or to accessory structures.	4-foot side and rear yard setbacks and height limits of 16, 18, or 20 feet depending on transit proximity and existing structures.	CA Gov. Code § 66323 Units (State Exemption)
Local ADU (1)	Attached or Detached: May be attached to the primary building or an accessory structure or built as a standalone structure.	Up to 1,200 square feet of interior livable space. Height limit is determined by the underlying regulations or 25 feet, whichever is lower, provided at least 18 feet for detached ADUs is allowed, and may increase to 20 feet for properties near high-quality transit.	LA County Code (22.140.640.G)

## Frequently Asked Questions

### Will my new ADU require additional parking?

The 2026 ADU Ordinance Amendment does not change current parking regulations, and parking remains governed by existing State and County standards:

- Outside of Very High Fire Hazard Severity Zones (VHFHSZs): No parking is required.
- Within VHFHSZs: One off-street parking space per ADU. However, State law prohibits the County from imposing parking requirements on ADUs that meet specific criteria, such as those located within a half-mile walking distance of public transit, within a historic district, or within one block of a car-share vehicle.