

Accessory Dwelling Unit (ADU) Ordinance

ADU is permitted with a Site Plan Review if:	<ul style="list-style-type: none"> 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). Only one legal SFR exists on the property or is proposed to be built concurrently with the ADU. You propose to convert an existing guest house, mobile home, or caretaker's residence to an ADU. The ADU is located more than 200 feet from publicly dedicated open space in any Fire Hazard Severity Zone
An ADU is not permitted if the property:	<ul style="list-style-type: none"> Is not zoned to allow a SFR by-right The ADU is intended for sale separate from the primary SFR Contains other habitable structures beyond the primary SFR (either attached or detached to the SFR) Is located in a Very High Fire Hazard Severity Zone (VHFHSZ) and Hillside Management Areas (HMA) and does not have two means of access to a highway. Access must be paved and 24 ft. wide. Is located in a VHFHSZ and does not have two means of access (24 feet wide). Is located in the prohibited areas described in 22.140.640 (D3 and D4)

DEVELOPMENT STANDARDS

Minimum Lot Size	There is no minimum lot size as long as a legal SFR exists on site.			
ADU Size	Minimum (150 sq. ft.), Maximum (1,200 sq. ft.) See chart below for size requirements depending on ADU type, Hillside Management Area and Community Standards District/Specific Plan			
		No HMA	HMA	CSD/SP (Regardless of HMA)
New Detached	1,200	50% of SFR habitable floor area or 800 (whichever is less)	50% of SFR habitable floor area or 800 (whichever is less)	CSD/SP max (cannot exceed 1,200)
New Attached	50% of SFR habitable floor area or 1,200 (whichever is less)	50% of SFR habitable floor area or 800 (whichever is less)	50% of SFR habitable floor area or 800 (whichever is less)	CSD/SP max (cannot exceed 50% of SFR habitable floor area or 1,200, whichever is less)
Existing Space Conversion (no new floor area)	1,200	1,200	1,200	1,200
Partial Conversion and Expanded Floor area)	50% of SFR habitable floor area or 1,200 (whichever is less)	50% of SFR habitable floor area or 800 (whichever is less)	50% of SFR habitable floor area or 800 (whichever is less)	CSD/SP max (cannot exceed 50% of SFR habitable floor area or 1,200, whichever is less)
Minimum Area requirements	Living/bedroom area: 70 sq. ft. Bathroom (Must include toilet, lavatory and bathtub or shower): 30 sq. ft. Kitchen/closets/hallways (Kitchen area with sink, stove, and refrigerator): 50 sq. ft.			
Yard Setback	<ul style="list-style-type: none"> Title 22 requirements still apply for front yard and reversed corner side yard setbacks. A 5 ft. setback from the rear and side property lines is required for all new ADU structures and additions. 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. If the garage is converted to the ADU, existing setback is permitted as legally built. Proposed uninhabited spaces such as porches, covered patios, etc. attached to the ADU must comply with Title 22 setbacks and the 6 ft. building separation requirements. (i.e. Chapter 22.110). Mechanical equipment shall also comply with setbacks requirements. 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. 			
Maximum Height	<ul style="list-style-type: none"> 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 For the portion of an ADU within an existing legally built structure, the existing height can remain. Maximum height is 18 ft or the height of the SFR, whichever is less, within 200 feet of an adopted route with scenic qualities. Consult with SCE if powerlines are adjacent to a proposed 2nd floor ADU. 			

Maximum Lot Coverage	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.
Parking and Access	<ul style="list-style-type: none"> • 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. • One uncovered parking space for the proposed ADU, if required. • 26 feet of clear backup space must be provided. • Parking spaces must be 8 ½ ft. x 18 ft. Tandem parking is 8 ½ ft. x 36 ft. Compact parking is not allowed. • Vehicles may not be parked in required front yards and corner side yards. • When a garage, carport, or covered parking structure is demolished or rendered unusable in conjunction with the construction of the ADU, any parking spaces required for the ADU or primary residence may be provided as covered, uncovered, tandem spaces on an existing driveway, or by the use of mechanical parking lifts (per Building and Safety). <p>ADU parking is not required when one of the following applies:</p> <ul style="list-style-type: none"> • The ADU is located outside a VHFHSZ. • The ADU is entirely contained within an existing space of a primary residence or existing legal accessory structure (garage, guest house, 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. Check websites: http://www.zipcar.com/find-cars/losangeles.

For coastal areas, please refer to the applicable Local Coastal Program at <http://planning.lacounty.gov/coastal>.

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 no larger than 2' x 3', must be folded no larger than 8 ½" x 14" and all required information must be complete and clearly identified on the plans. Structural and mechanical drawings are not required for Regional Planning. 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 for an ADU that will be used as a rental unit 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
Website: planning.lacounty.gov/who
To register and apply online, go to <https://epicla.lacounty.gov>

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED