

## ACCESSORY DWELLING UNITS

### GOVERNMENT CODE SECTION 65852.2

Cities may adopt local ordinances that meet maximum state standards;

Without a local ordinance, state ADU regulations apply  
Local governments cannot preclude ADUs

ADUs have been ministerial since 2003

Granny flats earlier allowed by special permit for older adults

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Changes in 2017 and 2018

ADUs must be allowed in all zoning districts that allow residential use – existing or proposed

ADUs are ministerial if contained within existing space within SF residential zone, with independent exterior access, and setbacks adequate for fire safety. No additional parking or development standards.

JADUs (maximum 500 square feet with efficiency kitchen within existing residence) may be allowed by ordinance, but no additional parking can be required

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Local jurisdictions may prohibit ADUs in certain areas based on objective criteria, primarily health and safety considerations

Permissible “compatibility” standards include:

Parking	Landscape
Height	Architectural Review
Setbacks	Maximum Size
Lot Coverage	California Register Listing

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Parking requirements are extremely limited

1 space per unit or bedroom  
Tandem parking

And may be completely eliminated, for instance,  
in historic districts or near public transit

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#### “ACCESSORY REQUIREMENTS”

ADU must be accessory to primary residential use – existing or proposed

ADU may be attached, detached or within existing or proposed living area of house, studio, pool house or similar structure

Existing garages, carports or covered parking may be converted or demolished

#### SIZE LIMITS

Attached units may be 1200 square feet or 50 percent of primary dwelling

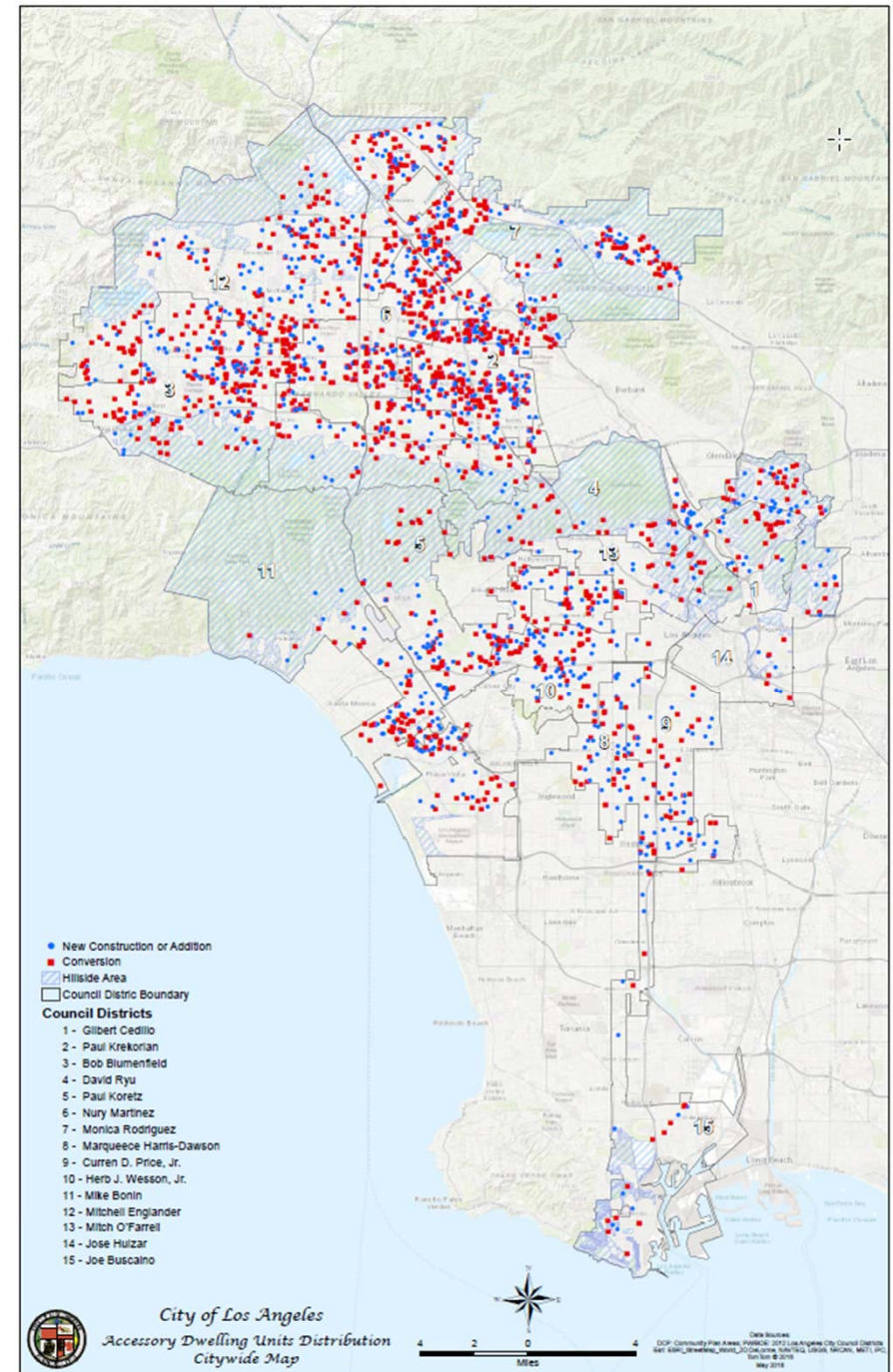
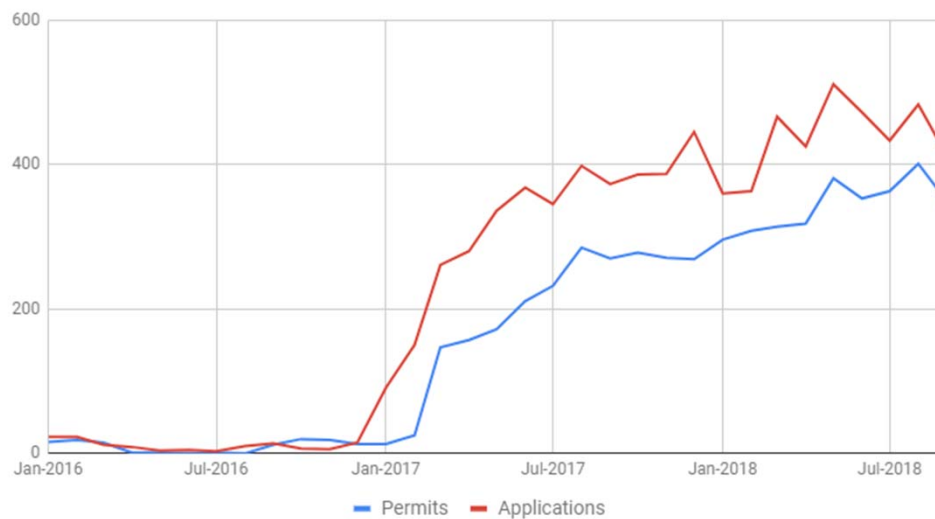
Detached units may be limited to 1200 square feet

Local regulations must allow at least an efficiency unit

# ADUs in LA (Since Jan. 2017)

- About 5,400 ADU permits
- More than 350 a month
- About half are conversions within existing space
- Only 18% new construction

Monthly ADU Permits and Permit Applications (2016-2018)



# LA's Proposed ADU Ordinance

Exhibit A – Proposed Accessory Dwelling Unit Ordinance  
CPC-2016-4345-CA  
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ORDINANCE NO. \_\_\_\_\_

An ordinance amending Sections 12.03 and 12.22 and repealing portions of Section 12.24 of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of regulating Accessory Dwelling Units in accordance with State law.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

**Sec. 1.** Section 12.03 of the Los Angeles Municipal Code is amended by adding definitions in proper alphabetical order to read:

**ACCESSORY DWELLING UNIT (ADU).** An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. ADUs include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, and manufactured homes, as defined in Section 18007 of the Health and Safety Code and Movable Tiny Houses.

**MOVABLE TINY HOUSE.** A structure intended for the separate, independent living quarters of one household for year-round residence that meets all of the following:

- (a) Is licensed and registered with the California Department of Motor Vehicles;
- (b) Meets the American National Standards Institute (ANSI) 119.5 requirements, and certified by a qualified third party inspector for ANSI compliance;
- (c) Cannot move under its own power;
- (d) Is no larger than allowed by California State Law for movement on public highways; and
- (e) Has a room of at least 120 square feet and total floor area of not less than 150 and no more than 430 square feet of habitable living space, including bathrooms and fixed counters.

**Sec. 2.** Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended by adding a new Subdivision 32 to read:

**32. Accessory Dwelling Units (ADU).**

(a) **Purpose.** The purpose of this Subdivision is to provide for the creation of ADUs in a manner consistent with California Government Code Sections 65852.2, as amended from time to time.

(b) **General Provisions.** An ADU shall be approved if in compliance with all of the following provisions:

Implements State Law and adds the following tailored policies:

- Restricts ADUs in Hillside Area
- Regulations for equine keeping areas
- Allows for a Movable Tiny House
- Restricts home size if behind ADU conversion
- Prevents ADUs in front of homes
- Prevents expanded driveways in front setback
- Reverts to Building Code on building separation