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
ACCESSORY DWELLING UNITS
GOVERNMENT CODE SECTION 65852.2

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
ACCESSORY DWELLING UNITS
GOVERNMENT CODE SECTION 65852.2

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

Permissible “compatibility” standards include:

<table>
<thead>
<tr>
<th>Parking</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>Architectural Review</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Maximum Size</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>California Register Listing</td>
</tr>
</tbody>
</table>
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
ACCESSORY DWELLING UNITS
GOVERNMENT CODE SECTION 65852.2

“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
LA’s Proposed ADU Ordinance

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