

ACCESSORY DWELLING UNIT (ADU) SUMMARY

What is an ADU and JADU?	An ADU is a dwelling unit with complete independent living facilities that is attached to, located within, or detached from a single-family or multi-family residential building, including mixed-use development. A JADU is a dwelling unit no larger than 500 square feet, with a separate exterior entrance, and located entirely within a single-family residence, including within an attached garage.
Where are ADUs permitted?	ADUs are permitted on properties zoned for single-family (SFR), multi-family residences (MFR), or mixed use. A SFR or MFR must exist on the property or be constructed at the same time as the ADU(s). In coastal areas, please refer to the applicable Local Coastal Program: https://planning.lacounty.gov/coastal-planning/
How many ADUs are allowed on a lot under local standards?	The maximum number of ADUs allowed on a <u>single-family residential</u> lot are: • 1 Attached ADU • 1 Detached ADU • 1 JADU The maximum number of ADUs allowed on a <u>multi-family residential lot</u> (including lots with duplexes and multiple SFRs) are: • Attached ADUs - Maximum 25% of principal multi-family residential units, within the building(s) and/or new construction AND • Detached ADUs - Maximum 8 per lot, provided that the number of detached ADUs does not exceed the number of principal units on the lot. JADUs are not permitted on a multi-family residential lot. An “Attached” ADU is defined as an ADU that is structurally integrated (e.g. shares a wall, roof, or foundation) with the primary dwelling or any accessory structure on the same lot, including a detached garage. See “Detached” ADU definition below for exception for multi-family residential lots. “Attached” also includes ADUs located entirely within an SFR, MFR or accessory structure. An “Attached” ADU may have interior connection to a SFR or MFR as long as it has a separate exterior entrance so that it may function as an independent living facility. A “Detached” ADU is defined as: • On SFR lots: An ADU that is structurally independent (e.g. does not share any wall, roof, or foundation) with the primary dwelling or any accessory structure on the same lot. • On MFR lots: An ADU that is structurally independent (e.g. does not share any wall, roof, or foundation) from the primary dwellings. “Detached” ADUs may be structurally integrated (e.g. shares a wall, roof, or foundation) with another ADU or accessory structure on the same MFR lot.
What is a Statewide Exemption ADU/JADU?	A Statewide Exemption ADU/JADU is not subject to local standards and is allowed in a VHFHSZ. The 4 types are: • 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. • One new detached ADU with 4 ft. side and rear setbacks, floor area of not more than 800 sq. ft., and maximum height between 16 ft. and 20 ft., on a lot with an 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. • Two detached ADUs with a proposed MFR, or up to eight detached ADUs with an existing MFR (detached ADUs not to exceed the number of existing principal units on the lot), with maximum height between 16 ft and 20 ft., and 4 ft. side and rear setbacks.
What is the state’s ADU amnesty program?	The state’s ADU amnesty program (AB 2533) allows for the legalization of unpermitted ADUs and JADUs constructed prior to January 1, 2020. Units legalized under AB 2533 do not count towards the number of ADUs allowed under local standards or statewide exempt provisions and there is no limit on the number of qualifying unpermitted units that can be legalized under AB 2533. Public Works has issued administrative manuals on the process for legalizing AB 2533 units. Those manuals are available at https://dpw.lacounty.gov/bsd/content/publications.aspx.
Are ADUs allowed in a Very High Fire Hazard Severity Zone (VHFHSZ)?	An ADU is permitted in a VHFHSZ if the lot has two distinct, non-overlapping means of access to a highway. Each means of access must be 24 ft. wide (not including sidewalks) and built to standards approved by Public Works. Alternatively, an ADU is permitted with only a single means of access if the lot fronts directly on a highway and vehicles enter directly from that highway. These VHFHSZ access requirements do not apply to the Statewide Exemption ADU/JADU types, described above.

What are the parking requirements for ADUs/JADUs?	When a garage, carport, covered parking structure, or uncovered parking space is demolished or rendered fully or partially unusable in conjunction with the construction of an ADU or conversion of the structure to an ADU, no replacement parking is required. No parking is required for a JADU and no parking is required for an ADU located outside of a VHFHSZ. For an ADU located within a VHFHSZ, one uncovered parking space is required for the ADU, unless the property meets any of the exemptions under County Code Section 22.140.640(G)(1)(d)(ii)(1).
How do I apply for an ADU/JADU and how long does the review process take?	To apply for an ADU/JADU, submit a “DRP – Base Application – Permits and Reviews” via epicla.lacounty.gov . A decision on an ADU or JADU application is made within 60 days of submittal of a complete application (including payment of application fees). Through mutual agreement between the applicant and staff, the 60 days may be extended. The 60 days does not apply when a new SFR/MFR is being proposed with an ADU or JADU under one application. Any required discretionary permit(s), e.g. Oak Tree Permit, must be approved prior to ADU/JADU approval.
What else do I need to know before applying for an ADU/JADU?	Please consult with Southern California Edison before applying if overhead powerlines are adjacent to the property or related access easements exist on your property. ADUs converted from existing structures must meet current building requirements. Consult with Building & Safety regarding fire and life safety requirements for ADUs with setbacks less than 4 ft.
What happens when amendments to state law modify local ADU/JADU standards?	When amendments to state law modify ADU/JADU standards, LA County issues memos implementing the new regulations, which work hand in hand with Title 22. These memos, available at https://planning.lacounty.gov/county-code-and-interpretations/ , exist until the Zoning Code is amended for consistency with state law. LA County has issued the following memo(s): • SB 1211 Informational Memo on Accessory Dwelling Units dated November 25, 2024 allowing up to 8 detached ADUs on multifamily lots.
Where can I learn more about ADUs/JADUs?	For more information please visit https://planning.lacounty.gov/adu or scan the QR code below. Development standards for ADUs/JADUs can be found under Section 22.140.640 of the County's Zoning Code.