



INTERIM DEPARTMENTAL GUIDELINES FOR ACCESSORY DWELLING UNITS (ADUs)



PLEASE NOTE: THE FOLLOWING ARE ONLY INTERIM GUIDELINES USED BY THE DEPARTMENT OF CITY PLANNING FOR THE PURPOSE OF RESPONDING TO AB1866 UNTIL PERMANENT REGULATIONS ARE ADOPTED.

Accessory Dwelling Units are permitted in the A, RA, RE, RS, R1, RU, RZ, RMP or RW1 zones if they meet all of the following standards:

- Consists of a group of 2 or more rooms for living and sleeping purposes, one of which is a kitchen, and the ADU has a maximum residential floor area (RFA) that is allowed under the Baseline Mansionization Ordinance (BMO),
- Located on a lot having an area of at least 50% larger than the minimum area required for a lot in the zone in which it is located, and in no event is the lot area less than 7,500 square feet,
- Meets the setbacks/yard, lot coverage, passageway, and height requirements applicable to the zone in which it is located,
- The primary dwelling unit and all other existing or proposed buildings meet the use, lot coverage, height, yard and other requirements applicable to the zone in which they are located,
- At least one covered or uncovered off-street automobile parking space is provided for the ADU, in addition to the off-street automobile parking spaces required by Section 12.21A4(a) for the primary dwelling unit, and that such parking is provided in compliance with the parking requirements as set forth in Section 12.21A5,
- The ADU is combined within or be attached to a main building containing only one dwelling unless 1) the ADU results from the conversion of a legally established, detached accessory living quarters, servants' quarters, or guest house which has been issued a Certificate of Occupancy prior to July 1, 1983, or 2) the detached dwelling unit will be constructed in full compliance with setbacks/yards, lot coverage, height and other requirements applicable to the zone,
- Not more than one entrance to the dwellings is visible from the street frontage(s) for each lot,
- Is not located in a Hillside area, Equinekeeping District, along a Scenic Highway designated in the General Plan, or where the width of the adjacent street is substandard as defined in Section 12.37H, and
- No building nonconforming as to use is converted to an ADU.