

ACCESSORY DWELLING UNIT ORDINANCE

COMPARISON CHART – Last Updated January 2017



Provisions	1985 City Ordinance (Noncompliant; Adopted Prior to New State Law)	Zoning Administrator Interpretation (Stop Gap Regulations; Expired on Jan 1, 2017)	New State Law (amended: Sept. 27, 2016)	Draft ADU Ordinance (as proposed by Department)	City Planning Commission Amendments (as of Dec 15, 2016)
Size	640 sq. ft. max	No Change	1,200 sq. ft. Attached ADUs can't exceed 50% of existing living area	ADUs must be limited to 50% of living area. Depending on local zoning code and standards, ADUs can range in size between 640 to 1,200 sq. ft. Individual size limitations dependent on floor area, bulk and height restrictions in place in respective neighborhoods.	No change
Lot Size Restrictions	Permissible only on lots that are 50% larger than minimum lot size in a given zone and no less than 7,500 sq. ft. large	No change	State advises against lot size restrictions unless related to health and safety concerns	Not included pursuant to intent of new State law.	No change
Setbacks	ADU meets yard, lot coverage and height requirements	No change	Allows for yard, lot coverage and height standards on ADUs	ADUs must meet setback, lot coverage and height requirements of the zone.	No change

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Restrictions	ADUs not located in a hillside area, equine keeping districts, along scenic highway or on streets that are below current standards.	No change.	Jurisdictions can potentially designate areas based upon traffic flow, public safety and water and sewer services.	ADUs restricted in hillside areas. Under new State law, conversions within existing buildings are permitted.	ADUs permitted in Hillside Areas if 1) located within ½ mile of public transit, and 2) property is adjoining a standard street (not substandard). Conversions are permitted provided they meet certain requirements.
Parking Requirement	One covered or uncovered parking space required for an ADU.	No Change.	Requires one space, except State law stipulates no parking is required for an ADU when it is located near transit, car share or in a historic district and when an ADU is part of an existing primary residence.	Compliant with State law.	Compliant with State law.

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Passageway Requirement	Width of LAMC required passageway could be reduced from 10 ft. to 5 feet if certain findings are met.	10 foot passageway required in all cases.	Not able to require a passageway be provided.	Compliant with State law.	Compliant with State law.
Design Standards	Architectural style is compatible and not visible from street.	Due to the discretionary nature of this provision, design standards cannot be mandated or included.	Doesn't allow for these provisions as they are discretionary in nature. Per State law, ADUs are to be approved through ministerial standards.	Compliant with State law.	Compliant with State law.
Unpermitted ADUs	Nonconforming buildings may not be converted to ADU.	No change.	Allows a path to legalization provided that the ADU has a separate entryway and has sufficient for fire safety.	Compliant with State law.	Compliant with State law.