

Los Angeles Objective Design Standards for Accessory Dwelling Units in Historic Preservation Overlay Zones – DRAFT

June 22, 2026

1. General

If a project is not consistent with the objective design standards, the project must be revised to comply with the standards. Alternatively, a project applicant can opt-in to having their ADU project processed through the ministerial Review of Conforming Work process per LAMC Sec. 13.B.8.4 of Chapter 1A (HPOZ Ordinance) and the applicable HPOZ Preservation Plan.

2. Detached ADU Requirements

Detached ADU requirements apply to ADUs that are new, free-standing buildings, as well as ADUs that modify or are attached to existing accessory structures.

Category	Objective Standard	Compliance
Siting/Location	A detached ADU shall be located behind the rear wall of the primary residence, unless existing lot conditions cannot accommodate the placement of an ADU behind the rear wall as allowed per Government Code Section 66321.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Detached ADUs shall not take up more than 50% of the rear yard, unless meeting this standard would prohibit the construction of an ADU as allowed per Government Code Section 66321.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Additions to an accessory structure for its conversion to an ADU shall not be attached to the front façade (the façade containing the primary or vehicular entrance), unless meeting this standard would prohibit the construction of an ADU as allowed per Government Code Section 66321.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Massing	The height of the detached ADU, measured from grade to the highest roof ridge, shall be less than the height of the primary residence, unless in conflict with State law.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	The roof form (gable, hipped, flat, etc.) shall match the primary residence, or accessory structure (if attached to the accessory structure).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Category	Objective Standard	Compliance
Design	New skylights shall not be placed on a street facing roof plane (excluding alleys).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Roof deck railings shall have vertical balusters.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Wall cladding material shall match the cladding material of the primary residence, or accessory structure (if attached to the accessory structure), except that fiber cement or wood composite cladding is allowed in lieu of wood cladding if the primary residence or accessory structure is clad in wood.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Flush-mount sliding windows are prohibited.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

3. Attached ADU Requirements

Attached ADU requirements apply to ADUs that are attached to existing primary residences.

Category	Objective Standard	Compliance
Siting/Location	The attached ADU shall be located behind the rear wall of the primary residence, unless existing lot conditions preclude the placement of an ADU behind the rear wall, per Government Code Section 66321.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Massing	The height of the attached ADU, measured from grade to the highest roof ridge, shall be less than the height of the primary residence, unless in conflict with State law.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	The attached ADU shall be stepped in from the side planes by at least four feet, unless meeting this standard would prohibit the construction of an ADU as allowed per Government Code Section 66321.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Category	Objective Standard	Compliance
Design	The roof form (gable, hipped, flat, etc.) shall match the primary residence.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Roof cladding shall be the same material, size, and color of the primary residence.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Roof deck railings shall have vertical balusters.	
	Wall cladding shall match the cladding of the primary residence in terms of material, except that fiber cement or wood composite cladding is allowed in lieu of wood cladding if the primary residence is clad in wood.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Flush-mount sliding windows are prohibited.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

4. JADU Requirements

Category	Objective Standard	Compliance
Design	New JADU entrances shall not be located on the front facade of the primary residence.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A