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ZA MEMORANDUM NO. 143 - REVISION 1 ADDENDUM (LAMC CHAPTER 1A)

Revision 1 Addendum (Chapter 1A) Issued October 26, 2026
Revision 1 (Chapter I) Issued: August 1, 2025
Original ZA Memo 143 Issued: December 30, 2024

TO: Office of Zoning Administration
Department of City Planning
Department of Building and Safety
Interested Parties

FROM: Estineh Mailian, Chief Zoning Administrator, Los Angeles City Planning
Minye Pak, Zoning Engineer, Department of Building and Safety

SUBJECT: **Implementation of 2019 Accessory Dwelling Unit (ADU) Ordinance and State ADU Law (Updated based on 2022, 2023 and 2024 State Law Updates)**

On December 30, 2024, the Department of City Planning and Department of Building and Safety released ZA Memorandum No. 143, which summarizes development standards and requirements for the creation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to be consistent with State laws recently amended and effective January 1, 2025, January 1, 2024, and January 1, 2023. ZA Memo 143 provides implementation guidance on the City's ADU development standards and regulations included in Section 12.22 A.33 (Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)) of Chapter I of the Los Angeles Municipal Code (LAMC) to be applied in compliance with up-to-date State ADU and JADU laws and the ADU Handbook released by the California Department of Housing and Community Development (HCD) dated January 2025. ZA Memo 143 - Revision 1 (LAMC Chapter I) was issued on August 1, 2025 to incorporate the most recent direction and updates from HCD since the initial release of the memo.

In January 2024, the Processes and Procedures Ordinance (Ord. No. 187,712; CF 12-0460-S4) established Article 13. (Administration) of Chapter 1A of the LAMC (New Zoning Code) which went into effect citywide. The Processes and Procedures Ordinance also introduced the framework for the New Zoning Code, which allowed the remaining 14 Articles of the New Zoning Code to be established alongside the Downtown Community Plan when it was adopted by City Council through Ordinance 188,418 (CF 22-0617) on December 4th, 2024. While Article 13. (Administration) is the only Article of the New Zoning Code to currently apply citywide, the rest of the New Zoning Code became effective in the Downtown Community Plan area in February of 2025 and subsequently within the Boyle Heights Community Plan Area in August of 2026, and will continue to be rolled out and applied throughout the City through the ongoing Community Plans Update process. In all other parts of the City where the New Zoning Code has not yet been applied, the Original Zoning Code (Chapter I of the LAMC) will continue to apply.

Currently, the Accessory Dwelling Unit Incentive Program in Division. 9.5 (Accessory Dwelling Unit Incentive Program) of Chapter 1A of the LAMC refers to Sec. 12.22. A.33. (Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)) of Chapter I of the LAMC for applicable ADU regulations and development standards. This means that the same ADU standards and regulations found in LAMC Sec. 12.22 A.33 of Chapter I of the LAMC and State law apply to the creation of ADUs and JADUs on lots that are subject to the New Zoning Code. This ZA Memo 143 - Revision 1 Addendum (Chapter 1A) serves to harmonize State and local ADU law (LAMC Sec. 12.22 A.33) regulations within the context of their applicability to lots where the New Zoning Code applies in order to remain consistent with State law. This memo is intended to assist with implementation of ADU and JADU regulations in compliance with State law particularly in instances where there is a difference in terminology, section references, or definitions used between the two zoning codes. This ZA Memo applies to all lots zoned with the New Zoning Code, and incorporates updates up to the August 2025 ZA Memo 143 - Revision 1 (LAMC Chapter I); Corrections and updates since this date are not incorporated or included herein and may be released at a future time or be superseded by the forthcoming ADU ordinance

I. Summary of ADU and JADU Development Standards and Requirements for LAMC Chapter 1A (New Zoning Code)

A. Permitted Zoning Districts

Under LAMC Sec. 12.22. A.33. (Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)), ADUs and JADUs are permitted through a ministerial process in all areas zoned to allow for single-family and multi-family residential uses. In LAMC Chapter 1A, the equivalent of a "single-family residential" would be a “dwelling” use consisting of a single detached dwelling unit on a lot, and the equivalent of a “multifamily residential use” would be “dwelling” use consisting of more than one dwelling unit in a building on a single lot. In LAMC Chapter 1A, ADUs and JADUs are allowed in zones with the following Use and Density Districts:

	Use District	Density District*
Zoned for single-unit dwelling uses	All Residential (RG), Residential-Mixed (RX), and Agricultural (A) Use Districts	1L
Zoned for multi-unit dwelling uses	All Residential (RG), Residential-Mixed (RX), Commercial Mixed (CX) and Agricultural , Industrial-Mixed (IX) Use Districts	2L, 3L, 4L, All Lot Area-Based Density Districts except N

B. Other Key Development Standards

Table 1A and Table 2A below provide guidance on how key provisions found in the Chapter I ADU Ordinance and State law apply with LAMC Chapter 1A. These tables are drawn from Table 1 and Table 2 in ZA Memo 143 - Revision 1 (LAMC Chapter I), which summarize and highlight important standards for both detached and attached ADUs found in the City's ADU Ordinance and State Law. As Div. 9.5 (Accessory Dwelling Unit Incentive Program) of Chapter 1A of the LAMC currently defers to Sec.12.22 A.33 (Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)) of Chapter I of the LAMC for applicable ADU and JADU regulations, Table 1A and Table 2A summarize the same ADU provisions included in Table 1 and Table 2 for lots subject to LAMC Chapter 1A.

Table 1A summarizes provisions applicable to detached ADUs and Movable Tiny Houses (MTHs). Table 2A summarizes provisions applicable to attached ADUs and JADUs. A detached ADU is separate from the site's dwelling(s) but may be attached to an accessory structure(s). An attached ADU is contained within the proposed space or existing space of the site's dwelling(s). Key standards and requirements from the City's ADU Ordinance are included under the "Ordinance ADU Type" column. Both Table 1A and 2A also include information on State law ADU and JADU types allowed pursuant to GC § 66323(a)(1 through 4). Applicable State ADU provisions are found under the "State ADU Types" column. Provisions that regulate State ADU types are implemented pursuant to GC § 66323, separately from provisions included in LAMC 12.22 A.33. This means that State ADU and JADUs shall not be subject to local zoning, design or development standards in Chapter I or Chapter 1A of the LAMC except as otherwise stated in GC § 66323 and as clarified in Tables 1A and 1B. **Refer to ZA Memo 143 - Revision 1 (LAMC Chapter I) for detailed guidance on implementation of State ADU and JADU development standards requirements.**

Please note that the information shown in Table 1A and Table 2A is only a summary of the key provisions for each option. Refer to the listed code section(s) for all the required development standards and regulations, and the lettered sections below in **Section II: *Clarifications and Questions for Implementation under LAMC Chapter 1A (New Zoning Code)*** for guidance on implementing specific code sections and requirements under the New Zoning Code.

CHAPTER 1A (NEW ZONING CODE)

TABLE 1A: Detached Accessory Dwelling Units and Movable Tiny House Options[1]

	Ordinance ADU Type		State ADU Types		
	New Construction[2], or Conversion of Existing	**Movable Tiny House (MTH) per Ordinance**	**Conversion of Accessory Structure**	**New Construction**	**Multiple New Construction or Conversion of Existing**
Required Main Use on the Lot	Existing (E) or Proposed (P) Single or multi-unit dwelling	Existing (E) or Proposed (P) Single or multi-unit dwelling	Existing single-family dwelling (SFD)	Existing or proposed single-family dwelling	Existing or proposed multifamily dwelling
Authorizing Code Section(s)	LAMC 12.22 A.33(b)(1)[3]	LAMC 12.22 A.33 (f) and those in (c) not applied solely to buildings and structures	GC § 66323(a)(1)	GC § 66323(a)(2)	GC § 66323(a)(4)
Subject to other Objective Zoning Provisions of LAMC 12.22 A.33	Yes. LAMC 12.22A.33 (c), (d), (h), (k). *See Section II-A. (Chapter 1A Guidance Tables) below for guidance on specific provisions of (c), (d), (h), (k).*	Yes. Except LAMC Section 12.22 A.33(c)(9) and (c)(10). *See Section II-A. (Chapter 1A Guidance Tables) below for guidance on specific provisions of (c), (d), (h), (k).*	No	No	No
Subject to Very High Fire Hazard Severity Zone (VHFHSZ) /Hillside Area Restriction[4]	Yes. Very High Fire Hazard Severity Zone and Hillside Area Restrictions apply. *See B3. below for Hillside Area definition.*	Yes. Very High Fire Hazard Severity Zone and Hillside Area Restrictions apply. See *B3. below* for Hillside Area definition.	No	No	No
Number Allowed	1 per lot	1 per Lot (limit of one approval per year)	1 per Lot	1 per Lot	(E) MFD: up to 8 per Lot not to exceed number of (E) dwelling units; or (P) MFD: Up to 2 per Lot
Additional Allowed ADU/JADU Options for the Lot[5]	Single-unit dwelling: plus 1 attached State ADU and JADU; Or (E) Multi-unit dwelling: Plus multiple attached	Single-unit dwelling: Plus 1 attached State ADU and JADU; Or (E) Multi-unit dwelling: Plus multiple attached State ADUs	(E) SFD: Plus 1 attached State or Ordinance ADU and JADU	SFD: Plus 1 attached State or Ordinance ADU and JADU	(E) MFD: Plus 1 attached Ordinance ADU, or multiple attached State ADUs; or (P) MFD: Plus 1 attached Ordinance ADU

[1] The information shown in this table is only a summary of the key provisions for this option. Refer to the listed code section(s) for all the required development standards and regulations.
[2] New construction can include new additions to existing buildings or structures that are also being converted.
[3] Ordinance incorporates all minimum standards as directed by applicable portions of GC §§ 66310 - 66342, Health and Safety Code Section 17980.12, and as superseded and updated by this memo.
[4] Exceptions provided in LAMC 12.22 A.33(c)(4)(i) and (ii).
[5] Refer to the "Combinations of ADUs and JADUs" subsection in ZA Memo 143 - Revision 1 (LAMC Chapter I) for details regarding when more than one ADU/JADU option is allowed on the same Lot.

CHAPTER 1A (NEW ZONING CODE) TABLE 1A: Detached Accessory Dwelling Units and Movable Tiny House Options[1]					
	State ADUs; or (P) Multi-unit dwelling: Plus 1 attached Ordinance ADU	Or (P) Multi-unit dwelling: Plus 1 attached Ordinance ADU			
ADU Square Footage Limit	1,200 SF See *B2. below* for calculating square footage.[6]	150 SF min to 430 SF max	None, plus 150 SF max addition for ingress/egress	800 SF	None
ADU Height/Story Limit	Max 2 stories (not including basements); Form District base height limit for new buildings or additions. See *B2. below* for measurement of building height.	2 stories	None	16 feet; or If w/in ½ mi transit, 18 feet. Plus an additional 2 feet (total 20 feet), if roof pitch aligns w/ primary dwelling unit	16 feet; or 18 feet, if the required main use is a multifamily and multistory dwelling; or If w/in ½ mi transit, 18 feet. Plus an additional 2 feet (total 20 feet), if roof pitch aligns w/ primary dwelling unit
ADU Minimum Side and Rear Yard Setbacks	4 feet[7] for new building or addition portion.	4 feet	None	4 feet[7] for new building or addition portion	4 feet[7] for new building or addition portion
ADU Parking[8]	Yes, one ADU parking space is required. See *Table 3A.* for exceptions and guidance on LAMC 12.22 A.33 (c)(12)[9]	Yes, one ADU parking space is required. See *Table 3A.* for guidance on LAMC 12.22 A.33 (c)(12)[9]	None	None	None

[6] Unless limited by other applicable zoning rules such as floor area limits for the Lot, Building-coverage limits, or location of accessory building regulations compliant with GC § 66321(b)(3)

[7] No additional setbacks are required for an existing living area or accessory structure (or portion thereof), or a structure that is constructed in the same location and to the same dimensions as an existing structure, converted to an ADU or portion of an ADU per GC § 66314(d)(7) and LAMC 12.22 A.33(c)(8). When the required side yard setback for a lot is less than 4' per LAMC, the lesser setback may be used.

[8] In addition, replacement parking is not needed when a garage, carport, covered parking structure or uncovered parking space is demolished in conjunction with ADU construction, as well as for when an ADU/JADU approved under GC § 66323 results in the loss of any parking spaces (see Q.13, Q. 28 and Q.30 in ZA Memo 143 - Revision 1 (LAMC Chapter I)).

[9] In addition, replacement parking is not needed when a garage, carport, covered parking structure or uncovered parking space is demolished in conjunction with ADU construction, as well as for when an ADU/JADU approved under GC § 66323 results in the loss of any parking spaces (see Q.13, Q. 28 and Q.30 in ZA Memo 143 - Revision 1 (LAMC Chapter I)).

CHAPTER 1A (NEW ZONING CODE)

TABLE 2A: Attached Accessory Dwelling Units and Junior Accessory Dwelling Unit Options[10]

	Ordinance ADU Type	State ADU Types			
	Attached ADU[11]	**Attached ADU Contained in Existing**	**Attached ADU Contained in Proposed[11]**	**Multiple Attached ADUs**	**Junior ADU per State Law[11]**
Required Main Use on the Lot	Existing (E) or Proposed (P) Single or multi-unit dwelling	Existing single-family dwelling (SFD)	Existing or Proposed single-family dwelling	Existing multifamily dwelling	Existing or proposed single-family dwelling
Authorizing Code Section(s)	LAMC 12.22 A.33 (c) and (e). See *Table 3A.* for guidance on specific provisions of (c) and *Table 5A* for specific provisions of (e).	GC § 66323(a)(1)	GC § 66323(a)(1)	GC § 66323(a)(3)	GC § 66323(a)(1) and 66333
Subject to other Objective Zoning Provisions of LAMC 12.22 A.33	Yes, all other objective zoning provisions of LAMC 12.22 A.33 apply. See *Section II-A. (Chapter 1A Guidance Tables) below for guidance on* specific provisions.	No	Yes[12]	No	No (conversion of existing space) Yes[12] (additions or part of proposed SFD)
Subject to Very High Fire Hazard Severity Zone/Hillside Area Restriction[13]	Yes. Very High Fire Hazard Severity Zone and Hillside Area Restrictions apply. See *B3. below* for Hillside Area definition.	No	No	No	No
Number Allowed	1 per Lot	1 per Lot	1 per Lot	Up to 25% of existing units in the building (1 minimum)	1 per Lot
Additional Allowed ADU/JADU Options for the Lot[14]	Single-unit dwelling: Plus 1 detached State ADU and a JADU; or (E) Multi-unit dwelling: up to 8 detached State ADUs per Lot not to exceed number of (E)	(E) SFD: Plus 1 detached State or Ordinance ADU or 1 MTH and a JADU	SFD: Plus 1 detached State or Ordinance ADU or 1 MTH and a JADU	Plus 1 detached Ordinance ADU or 1 MTH; or (E) MFD: up to 8 detached State ADUs per Lot not to exceed number of (E) dwelling units	Plus 1 attached State ADU and 1 detached Ordinance ADU or 1 MTH; or 1 attached State ADU and 1 detached State ADU; or 1 attached Ordinance

[10] The information shown in this table is only a summary of the key provisions for this option. Refer to the listed code section(s) for all the required development standards and regulations.

[11] New construction can include new additions to existing buildings or structures that are also being converted.

[12] When part of a proposed single-family dwelling, applicable local development standards will apply to the entire building.

[13] Exceptions provided in LAMC 12.22 A.33(c)(4)(i) and (ii).

[14] Refer to the "Combinations of ADUs and JADUs" subsection in ZA Memo 143 - Revision 1 (LAMC Chapter I) for details regarding when more than one ADU/JADU option is allowed on the same Lot.

CHAPTER 1A (NEW ZONING CODE) TABLE 2A: Attached Accessory Dwelling Units and Junior Accessory Dwelling Unit Options[10]					
	dwelling units; or (P) Multi-unit dwelling: Up to 2 detached State ADUs per Lot, or 1 detached Ordinance ADU or 1 MTH				ADU and 1 detached State ADU
ADU Square Footage Limit	50% of existing dwelling, or none if new building. See *B2. below* for calculating square footage.[15, 16]	None	None	None, but only existing non-livable space can be used for ADUs	500 SF
ADU Height/Story Limit	Form District height limit for new buildings or additions See *B2. below* for measurement of building height.	N/A	Form District height limit	None	Form District height limit if an addition or new building
ADU Minimum Side and Rear Yard Setbacks	4 feet[17] for new building or addition portion.	N/A	Zoning setbacks[17] for new building or addition portion	N/A	Zoning setbacks[17] for new building or addition portion
ADU Parking[18]	Yes, one ADU parking space is required. See *Table 3A* for exceptions and guidance on LAMC 12.22 A.33 (c)(12)[19]	None	None	None	None

[15] Unless limited by other applicable zoning rules such as floor area limits for the Lot, Building-coverage limits, or location of accessory building regulations compliant with GC § 66321(b)(3).

[16] Except that an attached ADU with a floor area of up to less than 850 square feet, or up to less than 1,000 square feet for an attached ADU that provides for more than one bedroom, is allowed to exceed this 50% limit and any overall floor area limit for the Lot per LAMC 12.22 A.33(e)(3).

[17] No additional setbacks are required for an existing living area or accessory structure (or portion thereof), or a structure that is constructed in the same location and to the same dimensions as an existing structure, converted to an ADU or portion of an ADU per LAMC 12.22 A.33(c)(8). When the required side yard setback for a lot is less than 4' per LAMC, the lesser setback may be used.

[18] In addition, replacement parking is not needed when a garage, carport, covered parking structure or uncovered parking space is demolished in conjunction with ADU construction, as well as for when an ADU/JADU approved under GC § 66323 results in the loss of any parking spaces (see Q.13, Q. 28 and Q.30 in ZA Memo 143 - Revision 1 (LAMC Chapter I)).

[19] One space is required for an ADU unless 1) located within ½ mile walking distance from a bus or rail stop (see Q.12 in ZA Memo 143 - Revision 1 (LAMC Chapter I)), 2) one block from a designated car share pickup or drop off location (see Q.10 in ZA Memo 143 - Revision 1 (LAMC Chapter I)), 3) within an applicable historic district, or 4) part of a proposed or existing residence, 5) when parking permits are required but not offered to the occupant of the ADU [GC § 66322(a)4], or 6) when a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot [GC § 66322(a)6].

II. Clarifications and Questions for Implementation under LAMC Chapter 1A (New Zoning Code)

This section provides the implementation guidance for applying specific provisions and terms included in LAMC 12.22 A.33 particularly where Chapter 1A of the LAMC differs from Chapter I of the LAMC (the Original Zoning Code) in terminology, section references, or definitions used. **Provisions that are not addressed below shall be implemented as provided in LAMC 12.22 A.33, State law, and ZA Memo 143.**

A. Chapter 1A Guidance Tables

Below find Chapter 1A Guidance for specific provisions included in **LAMC 12.22 A.33 Paragraphs (c) through (f). To use the tables, first refer to the applicable LAMC 12.22 A.33 code section on the left side column, then find the Chapter 1A guidance for that code section on the right side column.**

Table 3A: Guidance for LAMC Chapter I, Sec. 12.22 A.33 (c) Development Standards

LAMC Chapter I, Sec. 12.22 A.33	Guidance for LAMC Chapter 1A
Sec. 12.22 A.33.(c)(1): "Comply with all applicable objective provisions required pursuant to Chapter I of this Code, including provisions stated in the underlying applicable zone and height district, Specific Plan, Historic Preservation Overlay Zone, Community Planning Implementation Overlay and other applicable zoning ordinances, policies or other documents established pursuant to Chapter I, Article 3 of this Code. In any instance where there is conflict, this subdivision shall govern."	ADUs, JADUs, or Movable Tiny Homes (MTH) on lots that are subject to Chapter 1A of the LAMC shall comply with all applicable objective provisions pursuant to Chapter 1A of the LAMC, including provisions stated in the underlying applicable zoning districts, Specific Plan, Supplemental District, Special Zone, Community Planning Implementation Overlay and other applicable zoning ordinances, notwithstanding anything to the contrary in LAMC Sec.12.22 A.33.
Sec. 12.22 A.33.(c)(1)(iii): " No other minimum or maximum size for an ADU, including size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, and minimum lot size, shall apply for either attached or detached dwellings that does not permit at least an 800 square foot ADU that is at least 16 feet in height with 4-foot side and rear yard setbacks to be	No minimum or maximum size for an ADU, including size based upon a percentage of the proposed or existing dwelling unit, or Form District standards such as building coverage, setbacks, amenity space, floor area ratio, or height shall apply for either attached or detached dwellings that does not permit at least an 800 square foot ADU that is at least 16 feet in height with 4-foot side and rear yard setbacks to be constructed in compliance with all other local development

constructed in compliance with all other local development standards."	standards.
Sec. 12.22 A.33 (c)(3): Except where otherwise prohibited by this subdivision, an ADU is permitted in all zones where residential uses are permitted by right.	An ADU is permitted in all Use Districts where a dwelling use is permitted by right. This includes all Agricultural, Residential, Residential-Mixed, Commercial-Mixed, Industrial-Mixed, and Public Use Districts.
Sec. 12.22 A.33 (c)(4): "No ADU is permitted on any lot that is located in both a Very High Fire Hazard Severity Zone designated by the City of Los Angeles Fire Department pursuant to Government Code Section 51178 and a Hillside Area as defined by the Hillside Area Map pursuant to Section 12.03 of this Code, unless it meets one of the following exceptions:..."	For the definition of a Hillside Area, refer to Sec. 1.5.6. (Hillside Area Map) of Chapter 1A of the LAMC. All following exceptions listed in (c)(4)(i) and (c)(4)(ii) shall apply. Additionally, the exceptions listed in **LAMC Sec. 12.A.33 (c)(4)(i)-(ii)** shall also apply to lots that are subject to the New Zoning Code. See **B6. below** for specific guidance.
Sec. 12.22 A.33 (c)(6): "An ADU may only be created on a lot that contains a proposed or existing dwelling. Other non-residential uses and accessory residential uses may be permitted on the lot, consistent with the uses permitted by the zone."	An ADU may only be created on a lot that contains a proposed or existing dwelling unit or household dwelling unit. Other non-residential uses may be permitted on the lot consistent with the uses permitted in the lot's Use District.
Sec. 12.22 A.33 (c)(7): "No passageway for an ADU, nor space between buildings, as per LAMC 12.21 C.2. and LAMC 12.21 C.5.(d), is required in conjunction with the construction of an ADU. Building Code separation requirements still apply."	Requirements for building breaks per Sec. 2C.5.1.D.4. (Measurement) and pedestrian passageways per Sec. 4C.1.1.3.a. (Pedestrian Passageway) do not apply to the ADU or any residential building on the same lot during the approval or construction of an ADU, whether through a zoning review, building permit plan check or inspection. Building Code separation requirements still apply.
Sec. 12.22 A.33 (c)(12)(i): "ADU Parking. One parking space is required for an ADU,	One parking space is required for an ADU, except that no parking is required for an ADU

except that no parking is required for an ADU that is: a. Located within ½-mile walking distance of public transit. For this purpose, public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public; or b. Located within one block of a designated pick-up and drop-off location of a car share vehicle; or c. Located in an architecturally and historically significant district listed in or formally determined eligible for listing in the National register of Historic Places or california register of Historical resources or located in any city Historic Preservation District; or d. Part of the proposed or existing primary dwelling unit or an accessory building.”	that meets at least one exception listed in Sec. 12.22 A.33 (c)(12)(i)**.** Pursuant to GC § 66322, parking is also not required when: parking permits are required but not offered to the occupant of the ADU; or when a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot. Parking is not required for ADUs created within an existing, additions to existing, or proposed primary dwelling or an existing accessory structure. Additionally, if no parking is required in the applied Parking Package of the lot pursuant to Sec. 4C.4.1. (Automobile Parking Stalls), then no parking is required for the ADU.

Sec. 12.22 A.33 (c)(12)(ii): "ADU Parking Location. ADU parking is allowed in any yard area or passageway. When located in a required front yard, the parking must be located on an existing driveway. Parking may be provided through tandem parking where two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another. Driveway access areas located in the required front yard shall not be expanded to provide required parking. Other objective parking and driveway standards in the LAMC apply, including those found in Sections 12.21 A.5. and 12.21 A.6. However, Section 12.21 A.6.(d) of this Code shall not apply to parking required for an ADU."	ADU Parking is allowed in any yard area as defined in Sec. 14.2.16 (Yards). When located in a required primary street setback, the parking must be located on an existing driveway. Parking may be provided through tandem parking where two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another. Driveway access areas located in the required primary street setback shall not be expanded to provide required parking. Refer to Sec. 4C.4.3. (Parking Area Design) of Chapter 1A of the LAMC for all other objective parking and driveway standards that apply. Refer to the applied Development Standards District (Part 4B. of Chapter 1A of the LAMC) for applicable automobile access, parking, and pedestrian access package standards. All other objective parking, automobile access, and pedestrian access standards apply, including those found in Article 4. (Development Standards). The parking setback requirement found in Sec. 3C.2.1 (Parking Setback), and the screening requirements in *Sec. 4C.2.2.C.b. (Screening)* shall not apply to parking required for an ADU.

Table 4A: Guidance for LAMC Chapter I, Sec. 12.22 A.33 (d) Detached Accessory Dwelling Unit Requirements

LAMC Chapter I, Sec. 12.22 A.33	Guidance for LAMC Chapter 1A
Sec. 12.22 A.33 (d): "Detached Accessory Dwelling Unit Requirements. Detached ADUs, except those described in Paragraph (f), below, must comply with all provisions of Paragraph (c) and all of the following provisions provided in this Paragraph (d). In addition, Detached ADUs must comply with all applicable provisions of Section 12.21 C.5.	In addition to compliance with standards in Paragraph (c), Detached ADUs must comply with all applicable requirements of the applied zoning districts, including Form Districts (Part 2B of Chapter 1A of the LAMC), that are not in conflict with Paragraphs (c) and (d).

that are not in conflict with these Paragraphs (c) and (d)."	
Sec. 12.22 A.33 (d)(3)(i): "Detached ADUs shall not be located between a proposed or existing dwelling unit and the street adjoining the front yard, except in the following cases: (i) Where the ADU is on a Through Lot and complies with LAMC Section 12.21 C.5.(k)"	Detached ADUs shall not be located between a proposed or existing dwelling unit and the frontage lot line defined pursuant to Sec.14.2.12.B.1 (Frontage Lot Line), except in the following cases: (i) On a through lot zoned with a Form District that has no required rear setback and a Residential or Residential-Mixed Use District, and has a lot depth of 150 feet or more, an ADU shall not extend into either required primary street setback, except that it need not be more than 25 feet from both primary street lot lines. Where a through lot with a Form District that has no required rear setback and a Residential or Residential-Mixed Use District has a lot depth of less than 150 feet, an ADU may be located in one of the required primary street setbacks if the ADU is set back from the primary street lot line a distance of not less than ten percent of the lot depth, and does not project beyond the primary street lot line-facing facades, except that such building need not be located more than 25 feet from both primary street lot lines. No ADU on a through lot shall be nearer to any side street lot line than the width side street setback required for a main building of the same height, except that no side street and rear setbacks shall be required that exceed 4 feet as required by State law.

Table 5A: Guidance for LAMC Chapter I, Sec. 12.22 A.33 (e) Attached Accessory Dwelling Unit Requirements

LAMC Chapter I, Sec. 12.22 A.33	Guidance for LAMC Chapter 1A
Sec. 12.22 A.33 (e)(1): "If there is an existing primary dwelling, the Floor Area of an attached ADU may not exceed 50 percent of the existing primary dwelling."	For implementing Paragraph (e), see Sec. 14.2.7. (Floor Area) of Chapter 1A for the definition and measurement standards of Floor Area.

Table 6A: Guidance for LAMC Chapter I, Sec. 12.22 A.33 (f) Attached Accessory Dwelling Unit Requirements

LAMC Chapter I, Sec. 12.22 A.33	Guidance for LAMC Chapter 1A
Sec. 12.22 A.33 (f)(3): "The wheels and leveling or support jacks must sit on a paved surface compliant with LAMC 12.21 A.6.(c)."	The wheels and leveling or support jacks must sit on a paved surface compliant with Sec. 4C.4.4.C.1. (Surfacing) of Chapter 1A.
Sec. 12.22 A.33 (f)(10): "Movable Tiny Houses shall not be located between the proposed or existing single-family dwelling unit and the street adjoining the front yard, except where the Movable Tiny House is on a Through Lot and complies with LAMC 12.21 C.5.(k)."	Movable Tiny Houses (MTH) shall not be located between the proposed or existing single-unit dwelling and the frontage lot line, except in the following cases: (i) On a through lot zoned with a Form District that has no required rear setback and a Residential or Residential-Mixed Use District, and has a lot depth of 150 feet or more, a MTH shall not extend into either required primary or side street setback, except that it need not be more than 25 feet from any primary or side street lot lines. Where a through lot with a Form District that has no required rear setback and a Residential or Residential-Mixed Use District has a lot depth of less than 150 feet, an ADU may be located in one of the required primary street setbacks if the ADU is set back from the primary street lot line a distance of not less than ten percent of the lot depth, and does not project beyond the primary street lot line-facing facades, except that such building need not be located more than 25 feet from any primary or side street lot lines. No ADU on a through lot shall be nearer to any side street lot line than the width of the side street setback required for a main building of the same height.

B. Chapter 1A Specific Questions Related to Implementation of the ADU Ordinance and State Law

ZA Memo 143 - Revision 1 (LAMC Chapter I) includes Section IV. (Common Questions Related to Implementation of the ADU Ordinance and State law). This Section B. (Chapter 1A Specific Questions Related to Implementation of the ADU Ordinance and State Law) addresses specific questions from Section IV. of the Chapter I memo where terms, definitions, code sections, or regulations differ between the Original Zoning Code and the New Zoning Code. Questions and answers below provide clarification for these specific differences in the context of the New Zoning Code only, and shall only apply to ADUs on lots where the New Zoning Code is in effect. Questions or requirements that are not addressed in this section shall be interpreted and implemented as provided in ZA Memo 143 - Revision 1 (LAMC Chapter I) for ADUs citywide.

B1. What is the equivalent to primary dwelling, single-family dwelling, and multi-family dwelling in Chapter 1A? *(addressing Q.1 and Q.2 of Chapter I ZA Memo 143)*

Primary dwelling is considered as any dwelling unit that either meets all applicable requirements of the applied Zoning Districts on the lot, as well as the requirements of any applicable Specific Plan, Supplemental District, or Special Zone; or is an existing dwelling unit, not permitted as an accessory dwelling unit, including existing dwelling units that have non-conforming rights pursuant to Article 12 (Nonconformities).

Single-family dwelling is a single detached dwelling unit on a lot.

Multi-family dwelling is a building with two or more attached dwelling units on a single lot.

B2. How is square footage, building height, and stories measured in Chapter 1A? (*addressing Q.3 and Q.5 of Chapter I ZA Memo 143)*

Square Footage	If building a State ADU and/or a JADU, the local building code “Floor Area, Gross shall be used. Per the Los Angeles Building Code (LABC), it defines “Floor Area, Gross” as “[t]he floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts”. See the Movable Tiny House definition in LAMC 12.03 for the distinct size provisions for a Moveable Tiny House. See Sec. 14.2.7. (Floor Area) of Chapter 1A of the LAMC for the definition and measurement standards of Floor Area for all other ADU

	types.
Building Height	The height of an ADU is measured as any other structure would be measured under Chapter 1A of the LAMC, with consideration of the height limit standards in the applicable Form District, Specific Plan, or Special Zone. For standards pertaining to measurement of building height in feet, refer to Sec. 2C.4.2. (Height in Feet) in Chapter 1A of the LAMC.
Story	For standards pertaining to measurement of a story, refer to Sec. 14.2.10. (Story) of Chapter 1A of the LAMC.

B3.What is the definition of a Hillside Area in Chapter 1A? (*addressing Q.31, Q.32, and Q.42 of Chapter I ZA Memo 143)*

For the definition of a Hillside Area, refer to Sec. 1.5.6. (Hillside Area Map) of Chapter 1A of the LAMC.

B4. How are lot lines defined? What is a special lot line?

Refer to Sec. 14.2.12. Lot Line Determination for determining frontage, primary street and side street lot lines. For curved lots or irregular lots, refer to Sec. 14.2.14. Irregular Lot lines for determining lot lines. A special lot line is any lot line mapped as a special lot line on the Special Lot Line map, pursuant to Sec. 1.5.8. (Special Lot Line Map) and designated within an applied Form District (Part 2B.) or Frontage District (Part 3B.) that specifies standards for a special lot line. Special setbacks are measured from special lot lines.

B5. For the purpose of ADU setback requirements, how are building line regulations (LAMC 12.22 C.1) treated in Chapter 1A? (*Addressing Q.40 of Chapter I ZA Memo 143)*

Chapter 1A does not regulate building lines. Any provisions regulating building lines would not apply. Instead, refer to setback regulations in Sec. 2C.2.2. (Building Setbacks).

B6. How are the requirements to construct an ADU in the Very High Fire Hazard Severity Zone and Hillside Areas pursuant to LAMC 12.22 A.33 (c)(4) being enforced under Chapter 1A? (*addressing Q.42 of Chapter I ZA Memo 143)*

LAMC 12.22 A.33 (c)(4) prohibits ADUs on any lot located in both a Very High Fire Hazard Severity Zone (VHFHSZ) and a Hillside Area unless the ADU meets a few exceptions. The same requirements shall apply to Ordinance ADUs located on lots where the New Zoning Code applies. However, pursuant to HCD guidance, this restriction may not be enforced on State ADU types approved pursuant to LAMC 12.22 A.33(b)(4-6) and GC § 66323.

This means that Ordinance ADUs located in both a VHFHSZ and Hillside Area (see Sec. 1.5.6. (Hillside Area Map)) shall be required to install fire sprinklers pursuant to LAMC 12.22 A.33 (c)(4) and (g)(2), regardless if fire sprinklers are not required for the primary dwelling. Additionally, Ordinance ADUs located in these areas may be required to provide on-site parking and public improvements to meet the 20-foot wide street frontage requirements of LAMC 12.22 A.33(c)(4)(ii)c. Necessary street improvements or dedications to meet this 20-foot wide requirement shall meet the standards provided in Div. 10.1. (Street Dedication & Improvement).

B7. Do development requirements for residential uses in Chapter I of the LAMC such as Open Space regulations (LAMC 12.21 G), Recycling areas (LAMC 12.21 A.19), or Bicycle parking (LAMC 12.21 A.16) apply to ADUs under Chapter 1A? (*addressing Q.41 of Chapter I ZA Memo 143)*

Yes. Under Chapter 1A there are regulations related to residential amenity space requirements, which are intended to ensure that residential projects provide adequate access to open space, recreation, and shared amenities. Residential amenity space standards apply to any project that includes five or more dwelling units on a lot, including ADUs, and involves any listed project activities under Sec. 2C.3.2.B (Applicability). Refer to Sec. 2C.3.2 (Residential Amenity Space) for all applicable requirements.

For applicable recycling area requirements, refer to Sec. 4C.12.7. (Recycling Areas). For applicable bicycle parking requirements, refer to Div. 4C.3. (Bicycle Parking).

State ADUs are exempt from local development regulations including residential amenity space, recycling areas, and bicycle parking pursuant to GC § 66323.