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

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Under California Government Code Section 65852.2, Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) are exempt from discretionary design review. ADUs and JADUs undergo ministerial review as part of the building permit process without any public notice or public hearing. All ADU and JADU projects in HPOZs are subject to the relevant development and design regulations of the ADU Ordinance (LAMC Section 12.22A.33)

1. GENERAL

The development of new Accessory Dwelling Units (ADUs and JADUs) in Historic Preservation Overlay Zones (HPOZs) shall comply with these standards. If a project is not consistent with the objective design standards, the project must be revised to comply with the standards.

Any work related to demolishing or relocating existing accessory structures will still be subject to review under Los Angeles Municipal Code (LAMC) Section 13B.8 of Chapter 1A (HPOZ Ordinance) and the applicable HPOZ Preservation Plan Guidelines.

Local agencies may not impose a standard that physically precludes the construction of a project as allowed per Government Code Section 66321.

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	1. 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. No additions or alterations are allowed within the front-yard setback except as required to accommodate the placement of an ADU as allowed per Government Code Section 66321.	☐ Yes ☐ No ☐ N/A
	2. 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.	☐ Yes ☐ No ☐ N/A

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Category	Objective Standard	Compliance
	3. 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.	☐ Yes ☐ No ☐ N/A
	4. Existing driveways shall not be widened.	☐ Yes ☐ No ☐ N/A
	5. Fencing, walls, and/or gates in the side yard (such as across driveways), shall be located at least 6 inches behind the front plane of the primary residence.	☐ Yes ☐ No ☐ N/A
Massing	6. 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 Government Code Section 66321.	☐ Yes ☐ No ☐ N/A
Design	7. The roof form (gable, hipped, flat, etc.) shall match the primary residence, or accessory structure (if attached to the accessory structure).	☐ Yes ☐ No ☐ N/A
	8. New skylights shall not be placed on a street-facing roof plane (excluding alleys).	☐ Yes ☐ No ☐ N/A
	9. Roof deck railings shall have vertical balusters.	☐ Yes ☐ No ☐ N/A
	10. 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.	☐ Yes ☐ No ☐ N/A
	11. Flush-mount sliding windows are prohibited.	☐ Yes ☐ No ☐ N/A

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3. ATTACHED ADU REQUIREMENTS

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

Category	Objective Standard	Compliance
Siting/Location	1. 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. The attached ADU shall only be allowed in the front yard if lot conditions preclude placement in both the rear yard and side yards. No additions or alterations within the front-yard setback except as required to accommodate the placement of an ADU.	☐ Yes ☐ No ☐ N/A
	2. Existing driveways shall not be widened.	☐ Yes ☐ No ☐ N/A
	3. Fencing, walls, and/or gates in the side yard (such as across driveways), shall be located at least 6 inches behind the front plane of the primary residence.	☐ Yes ☐ No ☐ N/A
Massing	4. 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 Government Code Section 66321.	☐ Yes ☐ No ☐ N/A
	5. The attached ADU shall be stepped in from the side planes of the primary residence by at least 4 feet, unless meeting this standard would prohibit the construction of an ADU as allowed per Government Code Section 66321.	☐ Yes ☐ No ☐ N/A
	6. The roof form (gable, hipped, flat, etc.) shall match the primary residence.	☐ Yes ☐ No ☐ N/A
	7. Roof cladding shall be the same material, size, and color of the primary residence.	☐ Yes ☐ No ☐ N/A
	8. Roof deck railings shall have vertical balusters.	☐ Yes ☐ No

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Category	Objective Standard	Compliance
Design		☐ N/A
	9. 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.	☐ Yes ☐ No ☐ N/A
	10. Flush-mount sliding windows are prohibited.	☐ Yes ☐ No ☐ N/A

4. JADU REQUIREMENTS

Category	Objective Standard	Compliance
Design	1. New JADU entrances shall not be located on the front façade of the primary residence.	☐ Yes ☐ No ☐ N/A

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