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

Revision 1 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 *EM*
Minye Pak, Zoning Engineer, Department of Building and Safety *MP*

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

The City's Accessory Dwelling Unit Ordinance No. 186,481 became effective December 19, 2019. The Ordinance, among additional matters, added Section 12.22.A.33 to the Los Angeles Municipal Code (LAMC). Section 12.22.A.33 includes development standards and requirements for Accessory Dwelling Unit (ADUs) and Junior Accessory Dwelling Units (JADUs).

This ZA Memo summarizes development standards and requirements for the creation of ADUs and JADUs to remain consistent with State laws as most recently amended and effective January 1, 2025. This includes State ADU and JADU laws effective January 1, 2023 (SB 897 and AB 2221), January 1, 2024 (ABs 976, 1033 and 1332), and January 1, 2025 (SB 1211 and AB 255~~33~~), and direction from the California Housing and Community Development (HCD) stated in its [ADU Handbook](#) released in December 2024 (dated January 2025). This ZA Memo also correlates the Government Code Sections cited in Ordinance 186,481 with the

Government Code Sections as remembered by SB 477 effective March 25, 2024. (SB 477 repealed the Government Code Sections cited in Ordinance 186,481, and amended and/or renumbered those Sections as Government Code Sections 66310 through 66342. This ZA Memo cites the renumbered sections. The HCD ADU Handbook correlates the repealed sections with the renumbered sections (pages 47-48).) This ZA Memo shall be applied consistent with State law.

This ZA Memo supersedes all ADU and JADU implementation documents issued by Los Angeles City Planning (LACP) and Los Angeles Department of Building and Safety (LADBS) prior to adoption of Ordinance 186,481. This ZA Memo also supersedes the following documents issued after adoption of Ordinance 186,481: (1) Inter-Departmental Correspondence (also known as ZA Memo 134): *“Implementation of 2019 Accessory Dwelling Unit (ADU) Ordinance and State ADU Law”* (dated February 27, 2020); and (2) ZA Memo 142: *“Implementation of State Law SB897 & AB 2221 Regarding ADUs and JADUs”* (dated December 29, 2022).

This ZA Memo 143 (LAMC Chapter 1: Revision 1) incorporates the most recent direction and updates from HCD as well as technical corrections. Content that is no longer relevant or no longer accurate, including changes or corrections, are noted with a ~~striketrough~~ of the original language. All new content is in red ink and underlined.

Section IV answers “Common Questions Related to Implementation of the ADU Ordinance and State Law”. References to “see Q.X” are related to the commonly asked questions in Section IV.

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[TABLE 1: Detached Accessory Dwelling Units and Movable Tiny House Options](#)

[TABLE 2: Attached Accessory Dwelling Units and Junior Accessory Dwelling Unit Options](#)

I. Summary of ADU and JADU Development Standards and Requirements

ADUs are permitted through a ministerial process in all areas zoned to allow for single-family or multifamily residential uses ([see Q.2](#)) and where there is a proposed or existing dwelling unit (or units) on a lot. JADUs are similarly permitted in zones that allow for single-family use (including multifamily zones) where there is a proposed or existing single-family dwelling on a lot.

[Table 1](#) and [Table 2](#) at the end of this ZA Memo summarize key provisions found in the ADU Ordinance and State law. [Table 1](#) summarizes key provisions applicable to *detached* ADUs and Movable Tiny Houses (MTHs). [Table 2](#) summarizes key provisions applicable to *attached* ADUs and JADUs. Both tables contain information on development standards applicable to State law ADUs and JADUs allowed pursuant to GC § 66323(a) as well as development standards that apply to ADUs and MTHs under the City's Ordinance (LAMC 12.22 A33). These are respectively referred to as "State ADUs/JADUs" and "Ordinance ADUs" (and MTHs) throughout the memo. The HCD ADU Handbook uses the term "66323 Units" for State ADUs.

To use [Table 1](#) and [Table 2](#), an applicant should first determine whether a detached or attached ADU is most appropriate for their project site. When a combination of attached or detached ADUs are proposed, verify the available combinations on the row titled "Additional Allowed ADU/JADU Options for the Lot." Once the allowable combinations are established, please refer to each table for their respective development standards. 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). Once determined, proceed directly to the relevant table and evaluate the various options under State law or the City's Ordinance. Please note that provisions that regulate State ADUs pursuant to GC § 66323(a) must be enforced separately from the provisions that regulate Ordinance ADUs pursuant to the City's ADU Ordinance No. 186,481.

A. Combinations of ADUs and JADUs

Allowable combinations of ADUs and JADUs are noted in Tables 1 and 2 on the rows titled, "Additional Allowed ADU/JADU Options for the Lot" based on each ADU/JADU type. A summary of the most common combination regulations are outlined below:

- State Law Combinations: The four types of State ADUs can be combined with each other as follows: either (A) and (B) together or (C) and (D) together (see the [HCD 2025 ADU Handbook](#) pages 19-20).
- State Law and Ordinance Combinations: A detached State ADU option can be combined with an attached Ordinance ADU option, or an attached State ADU option can be combined with a detached Ordinance ADU option, when compliant with eligibility criteria and development standards.
- JADUs can generally be combined with other single-family dwelling ADU options.
- If there are both single-family and multifamily dwellings on a Lot, either the single-family ADU options or the multifamily dwelling ADU options can be used on the Lot, but not both combined on the same Lot (see the HCD 2025 ADU Handbook pages 19-20).

B. Concurrent Permitting of ADUs and JADUs in Conjunction with New Dwelling Units or Additions to Existing Dwelling Units

An applicant may seek the review and approval of new attached ADUs or JADUs, or detached ADUs in conjunction with the review and approval of new dwelling units or additions to existing dwelling units. Below is a non-exhaustive list of ways in which to permit ADUs in conjunction (see [Q.13](#)) with new units or additions to existing units along with more information on how the applications may be processed:

- An applicant may propose a new dwelling or addition to a dwelling (or accessory building) in conjunction with a detached ADU or attached ADU/JADU. Floor area limits for the lot cannot preclude a detached or attached ADU that has a total floor area of 800 square feet, a maximum height per GC § 66321(b)(4) and four-foot rear and side yard setbacks. In addition, pursuant to LAMC 12.21 A.33(e)(3), nothing shall prohibit an attached Ordinance ADU that has a total floor area of 850 square feet or 1000 square feet that provides for more than one bedroom.
- An applicant may propose a new multifamily dwelling structure in multiple-family zones in conjunction with up to two detached ADUs pursuant to GC § 66323(a)(4)(A)(iii).
- ADUs with SB 9 (2021): Please review the [SB 9 Implementation Memo](#) to learn more about how ADUs and SB 9 Two Unit Developments may be simultaneously permitted. In general, the following ADUs may be proposed in conjunction with SB 9.
 - An applicant may propose a Two-Unit Development (duplex) pursuant to Senate Bill 9 (SB 9) in single-family zones that have not been split per an SB 9 Urban Lot Split, in conjunction with up to two State Detached ADUs pursuant to GC § 66323(a)(4). For detached ADU options, one attached Ordinance ADU may be proposed in conjunction with the new duplex. Alternatively, Once a Certificate of Occupancy for the duplex has been obtained, an attached State ADU pursuant to GC § 66323(a)(3) or Ordinance ADU may be permitted on the Lot.
 - An applicant may propose two detached One-Family Dwellings pursuant to SB 9 Two Unit Development in single-family zoned Lots that have not been split per an SB 9 Urban Lot Split, in conjunction with one Attached ADU, one JADU, and one Detached ADU per Lot. See “I.A. Combinations of ADUs and JADUs” for further clarification.

II. Development Standards for State ADUs and JADUs Required To Be Approved by GC § 66323(a)

There are four types of ADUs and JADUs in State law [GC § 66323(a)(1 through 4)] that are provided special allowances from otherwise applicable ADU development standards. The ADU Ordinance includes these four State provisions by reference in LAMC 12.22 A.33(b)(4 through 6). Their applicability depends on whether the ADU/JADU will be located on a Lot with a single-family or multifamily dwelling and meets the specified requirements. The full relevant portions of GC § 66323(a) are copied below:

(1) One ADU and one JADU per lot with a proposed or existing single-family dwelling, if all of the following apply:

(A) The ADU or JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more

than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(B) The space has exterior access from the proposed or existing single-family dwelling.

(C) The side and rear setbacks are sufficient for fire and safety.

(D) The JADU complies with the requirements of Article 3 (commencing with Section 66333).

(2) One detached, new construction, ADU that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described in paragraph (1). A local agency may impose the following conditions on the ADU:

(A) A total floor area limitation of not more than 800 square feet.

(B) A height limitation as provided in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable.

(3) (A) Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(B) A local agency shall allow at least one ADU within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.

(4) (A)

(i) Multiple ADUs, not to exceed the number specified in clause (ii) or (iii), as applicable, that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable, and rear yard and side setbacks of no more than four feet.

(ii) On a lot with an existing multifamily dwelling, not more than eight detached ADUs. However, the number of ADUs allowable pursuant to this clause shall not exceed the number of existing units on the lot.

(iii) On a lot with a proposed multifamily dwelling, not more than two detached ADUs.

(B) If the existing multifamily dwelling has a rear or side setback of less than four feet, the local agency shall not require any modification of the existing multifamily dwelling as a condition of approving the application to construct an ADU that satisfies the requirements of this paragraph.

A. ADUs and JADUs Required to be Approved by State Law

A State ADU or JADU described in GC § 66323(a) shall be approved if in compliance with all of the applicable provisions in State law. This means that ADUs and JADUs created under this section shall not be subject to local zoning, design or development standards except as described below, including

those that are otherwise permitted to apply to local Ordinance ADUs noted in GC §§ 66314 - 66322. This was recently clarified by the addition of GC 66323(b) by SB 1211 (2024) and supersedes LAMC 12.22 A.33(b)(6) and (g)(2) to align all State ADUs and JADUs created under GC § 66323(a) with LAMC 12.22 A.33(b)(5). However, these ADUs and JADUs must comply with building code and health and safety requirements for dwellings.

Subparagraph (1) in GC § 66323(a) allows one ADU and JADU on a Lot if the ADU or JADU is located within a proposed or existing single-family dwelling. A building that includes an ADU or JADU within the space of a proposed single-family dwelling shall be subject to development standards that apply to a single-family dwelling. Alternatively, the ADU may be located within the existing space of an accessory structure, which may include an expansion not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. The 150 square-foot expansion is limited to accommodating ADU ingress and egress, such as when the addition includes an entryway or window used for a code-compliant entrance or exit.

Subparagraph (2) allows for a maximum of one detached, new construction, ADU on a Lot with a single-family dwelling when the ADU has a total floor area not more than 800 square feet, a maximum height per GC § 66321(b)(4) and four-foot rear and side yard setbacks (except pursuant to conversions or partial conversions per GC § 66314(d)(7)). For example, a Residential Floor Area (RFA) zoning limit or Historic Preservation Overlay Zone (HPOZ) standard that would normally limit an ADU to 700 square feet would be superseded to allow an ADU of not more than 800 square feet.

Subparagraph (3) in GC § 66323(a) allows attached ADUs within multifamily buildings, up to 25 percent of the existing units (one minimum), if the ADU(s) are located in areas not used as livable space, including, but not limited to: storage rooms, boiler rooms, recreation rooms, interior passageways, attics, basements, or garages. ADUs may be created within non-livable spaces, even if this leads to zoning inconsistencies, such as issues with parking or open space. This is because State ADUs are exempt from local zoning, design, and development standards (see [Q.41](#)).

Subparagraph (4) allows detached ADUs on a Lot with an existing multifamily dwelling, for a maximum of eight detached ADUs, not to exceed the number of existing units. For purposes of establishing the number of existing units when there is an existing multifamily dwelling building(s), all dwelling units on the Lot count, including any single family dwelling units, but excluding ADUs. The ADU(s) are subject to the height limitations set forth in GC § 66321(b)(4) and four-foot rear and side yard setbacks (except pursuant to conversions or partial conversions per GC § 66314(d)(7)).

B. Junior Accessory Dwelling Units (JADUs) Required to be Approved by State Law

A JADU is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities, or may share sanitation facilities with the proposed or existing single-family residence. A JADU shall comply with all of the applicable provisions in GC § 66323 and GC §§ 66333 - 66339, summarized as follows:

- A JADU shall be located on any Lot zoned for single-family residences with a single-family residence built, or proposed to be built, on the lot.
- One JADU is permitted per residential Lot with a single-family residence already built, or proposed to be built, on the Lot. Lots with multiple detached single-family dwellings may only have one JADU (see the HCD 2025 ADU Handbook pages 28-29).
- The single-family residence in which the JADU will be permitted must be owner occupied, unless the owner is a governmental agency, land trust, or housing organization (see definition in GC § 65589.5). The owner may reside in either the remaining portion of the structure or the newly created JADU.
- The owner of the JADU shall record in the Office of the Los Angeles County Registrar-Recorder/County Clerk, as a condition of receiving a building permit for the JADU, a deed restriction that is approved by LADBS, which shall contain a reference to the deed under which the property was acquired by the owner stating (at least) that:
 - The JADU shall not be sold separately from the single-family residence;
 - The JADU shall be considered legal only so long as either the primary residence or the JADU is occupied by the owner of record of the property. Such owner-occupancy, however, shall not be required if the property owner is a governmental agency, land trust or housing organization; and
 - Restricts the size and attributes of the JADU in accordance with GC § 66323 and GC §§ 66333 - 66339.
 - The restrictions shall run with the land and be binding upon any successor in ownership of the property.
- A JADU shall be located within the walls of a proposed or existing single-family dwelling, including attached garages and other enclosed uses within the residence, but may not be detached from the single-family dwelling. If part of an addition to an existing primary residence, the addition must meet applicable objective development standards.
- A JADU shall have exterior access separate from the main entrance to the proposed or existing single-family dwelling
- If a JADU does not include a separate bathroom, the JADU shall include a separate entrance and an internal connection(s) to the main living area (see [Q.4](#)) of the dwelling. Otherwise, this internal connection is optional.
- The JADU shall include at least an efficiency kitchen, which shall include all of the following:
 - A cooking facility with at least two appliances, including but not limited to small plug-in appliances such as a microwave and hotplate.
 - A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
- No parking is required for a JADU.
- A JADU shall not be considered a separate or new “dwelling unit” for the purposes of any fire or life protection ordinance or regulation, or for providing service for water, sewer, or power, including a connection fee.
- Regulations that apply to a single-family residence that contains a JADU may be applied to the structure, so long as that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes a JADU.

- A JADU shall maintain side and rear setbacks sufficient for fire and safety, as determined by LADBS.

Please note that the Los Angeles Fire Department requires all separate residential units, including JADUs, to have a separate address. Separate addresses may trigger separate trash fees and potentially have other implications.

III. Additional State Law Provisions Applicable to ADUs and JADUs

State law includes additional ADU provisions that do not impact planning or zoning related development standards and therefore were not included in the City's ADU Ordinance. For reference, the following is a summary of some important provisions:

A. Common Interest Developments (CIDs).

Assembly Bill (AB) 670 (2019) prohibits common interest developments (CIDs) from prohibiting or unreasonably restricting the construction of an ADU or JADU. CIDs include condominiums, planned unit developments, stock cooperatives and community apartments. Homeowner associations may impose reasonable restrictions on construction of ADUs or JADUs, provided they do not unreasonably increase the cost to construct, or effectively prohibit the construction of an ADU or JADU consistent with existing law regarding ADUs and JADUs (Civil Code Section 4751).

B. Owner Occupancy [GC § 66315 & 66333]

In 2023, the legislature passed AB 976, which permanently removed the authority for local agencies to require owner-occupancy of an ADU on a lot with a proposed or existing single-family dwelling. However, a local agency may require that the property be used for rentals of terms 30 days or longer. JADUs, on the other hand, are required to file a deed restriction to document owner occupancy for the primary residence or JADU (unless the owner is another governmental agency, land trust, or housing organization).

C. Onsite Water Treatment Systems.

AB 68 (2019) addresses ADUs connected to an onsite water treatment system, including that a local agency may require a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

D. Impact Fees.

SB 13 (2019) removes "impact fees" for ADUs (and JADUs) smaller than 750 square feet and reduces them for ADUs 750 feet or larger to a proportional rate in relation to the square footage of the primary dwelling unit, or average dwelling unit. An impact fee has the same meaning as the term "fee" is defined in subdivision (b) of GC § 66000, except that it also includes parks fees

specified in Section 66477. “Impact fee” does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation. The following impact fees are affected by this change: Residential Development Fee (LAMC 21.13.3) and Dwelling Unit Construction Tax (LAMC 21.10.3). ADUs and JADUs are exempt from Park Fees (LAMC 12.33) and the Affordable Housing Linkage Fee (LAMC 19.18). LAUSD School District Fees are required for ADUs larger than 500 square feet per Section 1760 of the California Education Code (see [Q.6](#) and [Q.7](#)).

E. Connection Fees.

State law also revised the basis for calculating any applicable connection fee or capacity charge so that it shall be “proportionate to the burden of the proposed ADU” based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

F. Enforcement.

SB 13 (2019) established a new requirement that local enforcement agencies (LADBS and LAHD), when issuing a notice to correct (Order to Comply) for an ADU that is in violation of any provision of any building standard [pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code], include in that notice a statement that the owner of the unit has a right to request a delay in enforcement pursuant to Section 17980.12 of the Health and Safety Code. If an owner requests delay, then the enforcement agency shall delay enforcement of building standards (subject to compliance with 17980.12). This section applies to ADUs meeting the following criteria:

- a. The accessory dwelling unit was built before January 1, 2020.
- b. The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the ADU was built, had a noncompliant ADU ordinance, but the ordinance is compliant at the time the request is made.

G. Occupancy Type [GC § 66314(d)8]

SB 897 (2022) established that the construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence that the ADU may have a specific, adverse impact on public health and safety. This does not prevent the changing the occupancy code of a space that was uninhabitable or was only permitted for nonresidential use and was subsequently converted to an ADU.

IV. Common Questions Related to Implementation of the ADU Ordinance and State Law

This section answers common questions related to implementation of the ADU Ordinance and State law. Italicized terms refer to terms used in LAMC 12.22 A.33 and State law.

Q.1 What is a *dwelling*, *primary dwelling*, or *primary residence*?

For the purpose of implementing LAMC 12.22 A.33, *dwelling*, *primary dwelling*, or *primary residence* mean any single-family or multifamily dwelling (see [Q.2](#)).

Q.2 What is a *single-family* and *multifamily dwelling or use* and what does it mean to be zoned for these uses?

A *single-family dwelling or use* means a Dwelling, One-Family. A *multifamily dwelling or use* means any Structure with more than one Dwelling Unit or Guest Room, and used for long-term dwelling. Transient uses such as hotels established or used for less than 30 days are not considered dwellings for the purpose of implementing LAMC 12.22 A.33. Areas zoned for these uses means zones in which these uses are a permitted use in the respective zone classification. In cases when the residential use is tied to the provision of another use (such as a caretaker or watchman unit as part of an industrial development in the M zones) the zone is not considered to allow these uses.

Q.3 How is the square footage of an ADU or JADU calculated?

According to page 39 of the 2025 HCD Handbook, local building code “Floor Area, Gross” shall be used to calculate the square footage of a State ADU and JADU. The LABC 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.” This definition does not apply to a Movable Tiny House (MTH), which is subject to distinct size provisions as described in the definition of a MTH.

Indirect limits on ADU size through other zoning provisions such as Floor Area Ratio (including RFA in the R1, RE, RS and RA zones), front yard setbacks or lot coverage may apply separately which may further limit allowable ADU square footage. However RFA may not be enforced on State ADUs, nor to the extent they prevent the minimum sizes allowed for detached (800 sq. ft.) and attached (850 and 1000 sq. ft.) in State law and the LAMC. Refer to LAMC 12.22 A.33(b) for more information on applicable development standards.

Q.4 What is *living area* as referenced in LAMC Section 12.22 A.33(c)(8)?

Living area is defined in State ADU law as “the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

Q.5 How is height measured for an ADU?

Height of an ADU is measured as any other structure would be measured under the LAMC, given the governing height limit standards in the applicable zone, Height District, Hillside Area, Specific Plan area, or other Overlay.

Q.6 For the purpose of assessing a per-unit impact fee to an ADU larger than 750 square feet on a Lot with an existing single-family dwelling, how is the square footage of the single-family dwelling determined?

Los Angeles County Tax Assessor's records may be used to establish the square footage of the single-family dwelling for the purpose of calculating the required impact fee for the ADU.

Q.7 For the purposes of assessing a per-unit impact fee to an ADU larger than 750 square feet on a Lot with a multifamily dwelling structure, how is the square footage of the primary residence determined?

The fee must be proportional to the average size of all dwelling units on the Lot. Floor plans showing the sizes of all units may be required to make this determination. An applicant may choose to pay the full fee in lieu of providing these plans.

Q.8 Does the presence of a JADU change the designation of a One-Family Dwelling Unit? How is a JADU reported?

A JADU shall be identified as a JADU on Building Permits, Certificate of Occupancy and other pertinent City records. The addition of a JADU changes the designation of the One-Family Dwelling to a One-Family Dwelling and JADU. For purposes of any fire or life protection ordinance or regulation, a JADU shall not be considered a separate or new dwelling unit per GC § 66336. However, JADUs may be counted as housing units in reports to the Department of Finance as well as for the Regional Housing Needs Assessment (RHNA) and other housing unit reporting.

Q.9 What is the minimum size of an *efficiency unit* as referenced in the definition of an ADU and LAMC Section 12.22 A.33(c)(1)(ii), and what is the applicability of this provision?

The minimum size of an efficiency unit is 150 square feet in living space, plus a code compliant closet and bathroom. The Ordinance does not specify any minimum square footage requirements for an ADU or JADU, except for Movable Tiny Houses (MTHs). This provision refers to any other current or future zoning ordinances that would prohibit an efficiency unit ADU.

Q.10 What is *car share* as referenced in LAMC Section 12.22 A.33(c)(12)(i)(b)?

Car share means a vehicle rental program designed for people to rent vehicles for short periods of time, such as a few hours, pay only for their usage, and access the car at any hour, not just during business hours. The vehicles may be commercially or personally owned. Commercial car share companies generally offer a fleet of vehicles which may be picked up and returned to a designated parking spot, or

are picked up and returned to non-designated parking spots. Personal vehicle sharing (peer-to-peer car sharing) allows private car owners to make their vehicles available for rental. Some car share companies operating in Los Angeles include, but are not limited to: BlueLA, Zipcar, Ryde, Waive, Getaround, Transfr, PiTcarz, Maeve, Turo, Envoy, and Animo. For the purposes of determining the applicability of this parking exemption, pick-up and drop-off locations are provided by the ADU applicant and verified online.

Q.11 What is a *mixed use zone* per Paragraph (g) of LAMC Section 12.22 A.33?

Mixed-use zone refers to any zone classification that allows for both residential and non-residential uses on the same Lot.

Q.12 How is *walking distance* calculated per LAMC Section 12.22.A 33(c)(12)(i)(a)?

Walking distance is measured by the shortest distance that can be traveled by walking on public streets and sidewalks from a transit stop to the closest point on the subject Lot, as determined by generally available mapping systems, such as Google Maps.

Q.13 What does “in conjunction with” mean when discussing concurrent permitting of ADUs in Section 1.B above and in determining whether replacement parking is required when a garage, carport, covered parking structure or uncovered parking space is demolished *in conjunction with the construction of an ADU* or JADU (LAMC Section 12.22 A.33(c)(12)(iii))?

For the purpose of this provision, in conjunction means when a building permit application to remove covered parking and a building permit application for the construction of an ADU or JADU on the same Lot are submitted at the same time, or where one building permit application is submitted while the other building permit application or building permit is still open and valid.

Q.14 How does the City determine the applicability of requirements for a passageway or space between buildings to a project proposing the *construction of an Ordinance ADU* (LAMC Section 12.22 A.33(c)(7))?

The defined passageway and space between buildings regulation does 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.

In the event that new (non-ADU) structures or additions to structures are constructed on the site subsequent to the creation of the ADU, any applicable regulations pertaining to passageways or space between buildings would apply to the new structure or addition, consistent with the Zoning Code standards in place at the time that the plan check fee for the structure or addition is paid in accordance with LAMC 12.26 A.3.

Q.15 When is parking required for an ADU *which is part of the proposed or existing primary residency or an accessory structure* (LAMC Section 12.22 A.33(c)(12)(i)d)?

Parking is not required for ADUs created within an existing, additions to existing, or proposed main residence home or an existing accessory structure. ~~ADU parking may be required if the ADU exceeds the existing square footage of an existing main home (primary residence) or accessory structure, as well as for a newly constructed detached ADU.~~ Otherwise, one parking space is required unless ~~Other parking exemptions~~ waivers in GC § 66314 and LAMC Section 12.22 A.33(c)(12)(i) ~~may also apply.~~

Q.16 May an ADU be created on a Lot that is a substandard Lot (for instance, due to an illegal Lot split in the past)?

State law allows a local ADU ordinance to establish certain ADU development standards. However, these standards shall not include minimum lot size (see GC § 66314(b)(1)). Therefore, a minimum Lot size requirement for a given zone classification shall not be the basis of a denial of a new State ADU.

Q.17 What general development standards from LAMC Section 12.22 A.33(c) apply to Movable Tiny Houses (MTHs)?

LAMC 12.22 A.33(b) states that a MTH shall be approved if in compliance with all of the provisions in Paragraph (c), except for those provisions that apply solely to buildings and structures (as well as all of the provisions in Paragraph (f)). This is because MTHs are not considered “structures” under the Zoning Code or Building Code. The following standards in LAMC 12.22 A.33(c) do not apply to MTHs, as they apply solely to buildings and structures (LADBS may determine that other standards do not apply to MTHs):

- Building Code regulations (LAMC Section 12.22 A.33(c)(9))
- Fire sprinkler requirements (LAMC Section 12.22 A.33(c)(10))

Q.18 When can the density calculation provisions of LAMC Section 12.22 A.33(h)(2) be applied?

Never. Pursuant to guidance provided by HCD in their letter dated November 19, 2024 (and page 44 of the ADU Handbook), ADUs built pursuant to GC § 66314 may not count towards the overall number of dwelling units for purposes of allowable density calculations regardless of the order said dwelling units are constructed.

Q.19 What regulations apply when an existing ADU or JADU is later proposed to be converted to another use?

Converting an existing ADU or JADU to any other use is considered a change of use subject to zoning code and all other code regulations in place at the time of the proposed change of use.

Q.20 Can there be other residential uses on the Lot besides the proposed or existing dwelling mentioned in LAMC 12.22 A.33(c)(6)?

Yes, the Lot may contain any other residential uses, in addition to the non-residential uses and accessory residential uses mentioned in 12.22 A.33(c)(6).

Q.21 Can an ADU request a Zone Variance from the provisions in 12.22 A.33?

No, the LAMC does not permit deviations from development standards provided in LAMC 12.22 A.33 (Exceptions) because these provisions are already exceptions from the Code; however, an ADU may request the appropriate entitlement(s) to deviate from development standards provided in other sections of the Code that are not specifically defined in LAMC 12.22 A.33.

Q.22 How does vesting apply to projects that were submitted prior to the ADU Ordinance, or prior to when certain State laws were enacted?

Projects that have paid a plan check fee and had their plans accepted by the LADBS prior to the effective date of the ADU Ordinance (December 19, 2019) are provided a vested right to proceed with its development in compliance with the development rules and regulations in force on the date that the plan check fee was paid. Applicants that wish for their projects to take advantage of new provisions in the ADU Ordinance (and State law) may need to file a supplemental permit application, at the discretion of LADBS.

Q.23 Are projects that include ADUs allowed in the Coastal Zone?

Nothing in State ADU law limits the authority of the CA Coastal Act of 1976 (as amended). This means that provisions of ADU law must be reconciled with the California Coastal Act (Section 30000 of the PRC) and therefore the current Coastal Development Permit (CDP) permitting procedures specified in the LAMC Sec. 13B.9.1, which requires a discretionary filing and public hearing for any demolition, conversion, new construction, and/or subdivision. Additional parking requirements to avoid impacts to public access may be required in the Coastal Zone on a case by case basis. Applicants should speak to City Planning Coastal staff at venicelcp@lacity.org.

Q.24 What does it mean to act upon an ADU application in 60 days, per LAMC 12.22A.33(c)(2), and how does this relate to when additional permits or notice requirements are required for the creation of other uses or demolition?

Local permitting agencies, including LADBS, City Planning, LADWP, etc. must approve or deny an ADU application within 60 days of receiving a complete application, including payment of fees. Denials are in the form of written comments explaining the deficiencies and what is needed to correct them. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved per GC § 66317(a). If the ADU application is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the ADU permit may be delayed to be issued along with the other units; however, the ADU shall not be considered part of a discretionary review or hearing.

A demolition permit for a detached garage that is to be replaced with an ADU must be reviewed at the same time it reviews, and issues permits for, the ADU construction. Additionally, applicants may not be required to "provide written notice or post a placard for the demolition of a detached garage unless the property is located within a historic district such as an HPOZ or a state/national register. (Gov. Code, § 66314(e)-(f))

Q.25 Shall applicants be required to correct nonconforming zoning conditions, building code violations, or unpermitted structures in order to receive a permit for an ADU or JADU? (GC § 66322(b) and 17980.12 Health and Safety Code)

Only when these conditions are affected by the construction of the ADU or JADU and when they present a threat to public health and safety. In addition, the City may not deny an ADU/JADU permit for an unpermitted ADU based on building code or zoning standards, unless the correction is needed to protect the health and safety of occupants or the building is deemed substandard per 17920.3 of the CA Health and Safety Code. Unpermitted ADUs which are legalized count towards the ADU/JADU limits for the site. Finally, nonconforming zoning conditions shall not require correction even if they are created as a result of the creation of the ADU (see Q.26 below).

Q.26 What is a nonconforming zoning condition and when is it relevant?

As stated above (see Q.25), the City shall not require the correction of nonconforming zoning conditions as a condition for approval of a permit application for the creation of an ADU or JADU. For example, an ADU proposed to be constructed above an existing garage located on the property line would not be required to adhere to the current setback requirement for the existing garage portion. However, the addition portion of the ADU above the garage would still need to maintain required setbacks. Pursuant to GC § 66313(g), a nonconforming zoning condition means an existing physical improvement on a property that does not conform to current zoning standards. The 2025 [HCD ADU Handbook \(see pg. 15 and 33\)](#) clarifies this applies to the improvement whether it was already considered nonconforming or made to be nonconforming as a result of adding the ADU. In addition, for an unpermitted ADU that was constructed before January 1, ~~2018~~ 2020, nonconforming zoning conditions also apply to violations of any building standards pursuant to Article 1 (commencing with Section 17969) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code as well as State ADU law [GC §§ 66310 - 66342] or the City's ADU Ordinance.

Q.27 Can ADUs created pursuant to GC § 66323 be subject to local design and development standards?

In general no, according to the 2025 [HCD ADU Handbook](#) (see pages 17 and 45), ADUs created under GC § 66323 shall not be subject to design and development standards except for the State requirements noted in the subdivision. This supersedes LAMC 12.22 A.33(b)(6) to align all State ADUs created under GC § 66323 under the LAMC provisions of 12.22 A.33(b)(5). However, when an ADU or JADU is within the proposed single-family dwelling pursuant to GC § 66323(a)(1) and GC § 66333, applicable local design and development standards for single-family dwellings shall apply to the entire proposed building or additions thereto.

Q. 28 Are State ADUs or JADUs approved pursuant to GC § 66323 required to replace parking removed as part of the ADU projects?

No, ADUs or JADUs created through GC § 66323 shall not be required to replace any removed parking spaces, even if the spaces do not meet the requirements of GC § 66314(d)(10) . This is because ADUs

and JADUs approved under this subdivision shall be approved if they meet the requirements in GC § 66323, notwithstanding other provisions of State law or local development standards.

Q. 29 What zones allow residential uses “permitted by right” pursuant to LAMC 12.22 A.33(c)(3)?

Any zone where a residential use (e.g. one family dwelling, etc) is a permitted use in the use provisions of the zoning code. An exception is when the residential use is tied to the provision of another use such as a caretaker or watchman unit as part of an industrial development in the M zones.

Q. 30 If all automobile parking is removed from a lot, does the existing driveway need to be removed?

The Bureau of Engineering may require that a parking access driveway be removed.

Q. 31 How are fire sprinklers treated in the State ADU law?

Pursuant to GC § 66314(d)(12) the installation of fire sprinklers may not be required in ADUs where sprinklers were not required by building codes for the existing primary residence, with the exception of: This includes Ordinance ADUs located in the Very High Fire Hazard Severity Zone (VHFHSZ) and Hillside Area, pursuant to notwithstanding LAMC 12.22 A.33 (c)(4) and (g)(2) (see Q. 42). In addition, the construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling or multifamily dwelling. If the sprinklers would have been required for the existing primary dwelling or multifamily dwelling, regardless of the ADU, then it may be enforced. An ADU is required to be sprinklered if there is a proposed primary dwelling which requires sprinklers (such as an SB 9 Two Unit Development), regardless of whether there are other existing primary dwellings without sprinklers on the lot.

Q. 32 Can an offsite improvement such as a street widening be required as part of an ADU application?

Generally, no physical public improvements or dedication may be required for the creation or conversion of any type of ADU or JADU including the street access requirements in LAMC 12.21 A.17(e), LAMC 12.21 C.10(i) and 12.22 A.33(c)(4)(ii)c. However, applicable dedications may be required for Ordinance ADUs in both a VHFHSZ and Hillside Area may be required to provide public improvements to meet the 20-foot wide street frontage requirements of pursuant to LAMC 12.22 A.33(c)(4)(ii)c.

Q. 33 Once an ADU(s) has obtained a Certificate of Occupancy, what are the options for any subsequent ADUs proposed on the lot?

Any subsequent proposed ADUs would need to be in compliance with the ADU requirements in effect at the time of submittal. For example, for a project which proposes a new multifamily dwelling, the only option available for an attached ADU would be the one per Ordinance. However, once a certificate of occupancy for the multifamily dwelling with an attached ADU has been obtained, the multifamily dwelling would then be considered as existing and the applicant may choose to submit a project for attached ADUs per State at up to 25% of the multifamily dwellings. The originally approved attached Ordinance ADU would need to

be converted and counted towards one of the 25% attached State ADUs, since only one type of attached ADU is allowed per lot, either Ordinance or State.

Q. 34 How can a subject site's proximity to transit be verified for the purposes of determining a proposed project's parking and height requirement?

The State ADU law includes parking and height incentives based on a site's walking distance to two different types of transit stops. The parking incentive references a broad definition of "public transit" that is inclusive of any fixed route bus or train stop, while the height incentive references proximity to either a "major transit stop" or "high quality transit corridor," which require the presence of a bus line with 15 minute headways during peak periods. Applicants seeking to demonstrate compliance with the height or parking incentives may print and submit the transit proximity compliance information in Section C of the SB 9 Eligibility viewer available on ZIMAS, under the Planning and Zoning tab (as it uses the same criteria). For the parking incentive, a Google Map (or other similar mapping application) indicating the walking distance between the subject property and a public transit stop may be submitted. Please see the related guidance under [Q.12](#) above.

Q. 35 How are Second Dwelling Units, created prior to 2017, treated under ADU law?

"Second dwelling units" created pursuant to prior LAMC Sections 12.24 W.43 and W.44 (repealed in 2017) shall be treated as ADUs because they were established pursuant to the same State law. The terminology changed in State law but the use is the same.

Q. 36 When may ADUs be sold or conveyed separately despite the provisions of LAMC 12.22 A.33(h)(3)?

Subsequent to adoption of the ADU Ordinance, GC § 66341 created a narrow exception to allow separate conveyance of an ADU to a qualified buyer if the property was built or developed by a qualified non-profit corporation, among other conditions. Therefore, the City must allow for these exceptions.

Q. 37. When may an Detached ADU be located in the front of a primary residence or in a front yard setback?

LAMC Section 12.22 A.33(d)(3) requires that Detached ADUs be located behind a primary residence, with limited exceptions for Through Lots and when added to front yard accessory structure such as those described by LAMC 12.21 C.5(l). This includes instances where the existing accessory structure, in whole or in part, is being converted to an ADU along with the addition. The City may still apply front yard setbacks for Ordinance ADUs, but front yard setbacks cannot be used to preclude an ADU of not more than 800 square feet if they are not able to be created elsewhere on the lot. Additionally, GC § 66321(a)(3), prohibits local agencies from imposing front setbacks that would preclude an ADU of 800 square feet with four-foot rear and side setbacks and precludes front setbacks from being imposed on ADUs and JADUs created pursuant to GC § 66323.

Q. 38. How does the City determine whether the ADU roof pitch “is aligned with the roof pitch of the primary dwelling unit” for the purposes of allowing two additional feet in height per GC § 66321(b)(4)(B) when the project is located within one-half mile walking distance of a major transit stop or a high-quality transit corridor?

An ADU roof pitch is aligned with the roof pitch of the primary dwelling if the roof slope percentage is the same. A non-sloped flat roof of 2% or less is not considered to have a roof pitch. When there are multiple roof pitches on the primary residence, the roof pitches are aligned if any of the existing roof pitches are aligned. The entire roof of the ADU shall match at least one of the pitches of the main home.

Q.39 How are objective standards that may be applied to Ordinance ADU types defined?

Objective standards are defined in GC § 66313(i) to mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

Q. 40. Are Building Line regulations considered setbacks for the purpose of ADU setback provisions?

Yes. Building Line regulations are functionally equivalent to setbacks (LAMC 12.22 C.1) in terms of their effect on the location of ADUs, which is understood to be the purpose of the setback provisions in State law.

Q. 41 Do ADUs count as a unit towards zoning development standards such as Open Space regulations (LAMC 12.21 G), Recycling areas (LAMC 12.21 A.19), or Bicycle parking (LAMC 12.21 A.16)?

Yes, except for State ADUs, which are exempt from local development regulations pursuant to GC § 66323 or when they result in nonconforming zoning conditions. See [Q.25](#) and [Q.26](#).

Q. 42 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?

LAMC 12.22 A.33 (c)(4) prohibits ADUs on any lot located in both a Very High Fire Hazard Severity Zone and a Hillside Area unless ADU meets a few enumerated exceptions. 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. For local Ordinance ADU types, the City may not impose ~~these~~ standards that conflict with State ADU law. ~~These include sprinkler provisions in (4)(ii)(a) that conflict with GC § 66314(d)(12) (see Q. 31), parking provisions in (4)(ii)(b) that conflict with GC §66322(a) and any applicable off site improvement provisions of (4)(ii)(c) that conflict with the ability to require off site improvements. Applicable dedications may still be required for ordinance ADUs (see Q. 32).~~

<div>TABLE 1 - REVISION 1 (LAMC Chapter 1)</div> <div>Detached Accessory Dwelling Units and Movable Tiny House Options¹TABLE</div>					
	Ordinance ADU Type		State ADU Types		
	New Construction ² , or Conversion of Existing	Movable Tiny House (MTH) per Ordinance (see Q.17)	Conversion of Accessory Structure	New Construction ²	Multiple New Construction ² or Conversion of Existing
Required Main Use on the Lot (see Q.16)	Existing (E) or proposed (P) single or multifamily dwelling (MFD)	Existing or proposed single or multifamily 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 Q.32)	Yes (see Q.17)	No	No	No
Subject to Very High Fire Hazard Severity Zone (VHFHSZ)/Hillside Area Restriction ⁴	LAMC 12.22 A.33(c)(4) (see Q.42)	LAMC 12.22 A.33(c)(4) (see Q.42)	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 ; MFDs ; or (P) MFD: Up to 2 per Lot
tAdditional Allowed ADU/JADU Options for the Lot ⁵	SFD: Plus 1 attached State ADU and JADU; or (E) MFD: Plus multiple attached State ADUs; or (P) MFD: Plus 1 attached Ordinance ADU	SFD: Plus 1 attached State ADU and JADU; or (E) MFD: Plus multiple attached State ADU(s); or (P) MFD: Plus 1 attached Ordinance ADU	(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
ADU Square Footage Limit (see Q.3)	1,200 SF ⁶	150 SF min to 430 SF max	None, plus 150 SF max addition for ingress/egress	800 SF	None
ADU Height/Story Limit (see Q.5)	Max 2 stories (not including basements); Zoning height limit if new building or addition	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 (see Q.38)	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 (see Q.38)
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 (see Q.15) ⁸	Yes (see LAMC 12.22 A.33 (c)(12)) ⁹	Yes (see LAMC 12.22 A.33 (c)(12)) ⁹	None	None	None

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 of this memo for details regarding when more than one ADU/JADU option is allowed on the same Lot.

⁶ Unless limited by other applicable zoning rules such as floor area limits for the Lot, Lot coverage limits, or location of accessory building regulations compliant with GC ~~§ 66321(b)(3)-66322(c)(1)(C)~~ [§ 66321\(b\)\(3\) and § 66314\(d\)\(7\)](#).

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](#)).

⁹ One space is required for an ADU unless 1) located within ½ mile walking distance (see [Q.12](#)) from a bus or rail stop, 2) one block from a designated car share pickup or drop off location (see [Q.10](#)), 3) within an applicable historic district, 4) when ADU is fully contained within a proposed or existing primary residence or an existing accessory structure, 5) when parking permits are required but not offered to the occupant of the ADU [GC § 66322], 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]

<div>TABLE 2 - REVISION 1 (LAMC Chapter 1)</div> <div>Attached Accessory Dwelling Units and Junior Accessory Dwelling Unit Options¹⁰</div>					
	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 or proposed single or multifamily dwelling (MFD)	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)	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	No	Yes ¹² (See Q.27)	No	No (conversion of existing space) Yes ¹² (additions or part of proposed SFD) (See Q.27)
Subject to Very High Fire Hazard Severity Zone/Hillside Area Restriction ¹³	Yes (see Q. 42)	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	SFD: Plus 1 detached State ADU and a JADU; or (E) MFD: up to 8 detached State ADUs per Lot not to exceed number of (E) Dwelling Units MFDs ; or (P) MFD: Up to 2 detached State ADUs per Lot, or 1 detached Ordinance ADU or 1 MTH	(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 MFDs	Plus 1 attached State ADU and 1 detached Ordinance ADU or MTH ; or 1 attached State ADU and 1 detached State ADU; or 1 attached Ordinance ADU and 1 detached State ADU
ADU Square Footage Limit (see Q.3)	50% of existing dwelling, or none if new building ^{15, 16}	None	None	None, but only existing non-livable space can be used for ADUs	500 SF
ADU Height/Story Limit (see Q.5)	Zoning height limit if new building or addition, or up to 25 feet, whichever is lower	N/A	Zoning height limit	None	Zoning height limit if an addition or new building
ADU Minimum Side and Rear Yard Setbacks	4 feet ¹⁷ for ADU portion if 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 (see Q.15) ¹⁸	Yes (see LAMC 12.22 A.33 (c)(12)) ¹⁹	None	None	None	None

¹⁰The 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 of this memo for details regarding when more than one ADU/JADU option is allowed on the same Lot.

¹⁵ Unless limited by other applicable zoning rules such as floor area limits for the Lot, Lot 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](#)).

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](#)), 2) one block from a designated car share pickup or drop off location (see [Q.10](#)), 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].