

ORDINANCE NO. _____

A proposed ordinance amending Articles 2, 6, 7, 9, 12, 13, and 14 of Chapter 1A of the LAMC to implement the provisions State ADU law and to facilitate infill housing and affordable homeownership opportunities.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO HEREBY ORDAIN AS FOLLOWS:

Sec. 1. Add a new Paragraph 3. to Subsection D. (Measurement) of Sec. 2C.4.2. (Height in Feet) of Division 2C.4. (Floor Area Ratio & Height) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the LAMC to read as follows:

3. Height for allowable ADUs and JADUs, pursuant to Sec. 7B.8.1. (Accessory Dwelling Unit), shall be measured either as indicated by the Building Code or as outlined in this Section, whichever results in the greater height.

Sec. 2. Add a new Paragraph 4. to Subsection D. (Measurement) of Sec. 2C.4.3. (Height in Stories) of Division 2C.4. (Floor Area Ratio & Height) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the LAMC to read as follows:

4. Height for allowable ADUs and JADUs, pursuant to Sec. 7B.8.1. (Accessory Dwelling Unit), shall be measured either as indicated by the Building Code or as outlined in this Section, whichever results in the greater height.

Sec. 3. Subsection E. (Exceptions) of Sec. 6C.1.1. (Dwelling Units Per Lot) of Division 6C.1. (Maximum Density) of Part 6C. (Density Rules) of Article 6. (Density) of Chapter 1A of the LAMC shall be amended as follows:

E. Exceptions

Accessory dwelling units, and junior accessory dwelling units, and moveable tiny houses ~~compliant with Div. 9.5. (Accessory Dwelling Unit Incentive Programs)~~

approved pursuant to Div. 7B.8. (Accessory Residences), are exempt from the density limit for lots having one or more dwelling units are not counted toward the density limitations established in this Section.

Sec. 4. Subsection E. (Exceptions) of Sec. 6C.1.2. (Lot Area Per Household Dwelling Unit) of Division 6C.1. (Maximum Density) of Part 6C. (Density Rules) of Article 6. (Density) of Chapter 1A of the LAMC shall be amended as follows:

E. Exceptions

Accessory dwelling units, and junior accessory dwelling units, and moveable tiny houses compliant with Div. 9.5. (Accessory Dwelling Unit Incentive Programs) approved pursuant to Div. 7B.8. (Accessory Residences), are exempt from the density limit for lots having one or more dwelling units are not counted toward the density limitations established in this Section

Sec. 5. Subsection E. (Exceptions) of Sec. 6C.1.2. (Lot Area Per Efficiency Dwelling Unit) of Division 6C.1. (Maximum Density) of Part 6C. (Density Rules) of Article 6. (Density) of Chapter 1A of the LAMC shall be amended as follows:

E. Exceptions

Accessory dwelling units, and junior accessory dwelling units, and moveable tiny houses compliant with Div. 9.5. (Accessory Dwelling Unit Incentive Programs) approved pursuant to Div. 7B.8. (Accessory Residences), are exempt from the density limit for lots having one or more dwelling units are not counted toward the density limitations established in this Section.

Sec. 6. Subsection D. (Measurement) of Sec. 6C.2.1 (Minimum Dwelling Units Per Lot Area) of Division 6C.2. (Minimum Density) of Part 6C. (Density Rules) of Article 6. (Density) of Chapter 1A of the LAMC shall be amended as follows:

D. Measurement

The required minimum number of *household dwelling units* is calculated by dividing the *lot area* by 2,000 square feet, and can be provided in combination

with *efficiency dwelling units* where permitted, as calculated in Sec. 6C.1.3. (Lot Area per Efficiency Dwelling Unit). *Lot area* that has been committed to the minimum *lot area* required per *household dwelling unit* does not count toward the minimum *lot area* required for an *efficiency dwelling unit*. ~~An~~ *Accessory Dwelling Units or junior accessory dwelling units* approved pursuant to Div. 7B.8. (*Accessory Residences*) counts toward the required minimum number of *household dwelling units*.

Sec. 7. A new Paragraph 8. shall be added within Subsection A. (Typology Category) of Section 7A.1.4. (Alternate Typology Naming Convention) and shall read as follows:

8. Accessory Residences

Sec. 8. A new Division 7B.8. Is added to Article 7. Of Chapter 1A of the LAMC to read as follows:

Div. 7B.8. Accessory Residences

Sec. 7B.8.1. Accessory Dwelling Unit

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	A, RG, RX, CX, IX, P	All except N

2. Eligible Lots

Accessory dwelling units are permitted pursuant to this Section on *lots* located in the zoning districts specified in Paragraph 1 (Eligible Districts), above; however, no *ADU* is permitted on any *lot* that is located in a *Fire Restriction Area*, unless it meets all of the following criteria:

- a. The *ADU* is protected throughout with an approved automatic fire sprinkler system, in compliance with the Chapter IX. (Building Regulations), Article 4 (Plumbing Code) of this code
- b. One off-street *automobile parking stall* is provided for each *ADU*; and

- c. The ADU is located on a lot abutting a street that is improved with a public right-of-way width of 20 feet or more in unobstructed width, as measured along the entire length of the street lot line, after any associated dedication and improvement. In the event the ADU is located on a through lot or a corner lot, the lot must abut at least one street that has a public right-of-way width of 20 feet or more in unobstructed width after any associated dedication and improvement.

3. Accessory Dwellings

- a. A project shall be eligible to use the Accessory Dwelling Unit Alternate Typology only if accessory dwelling units are constructed or located on a lot that also contains or is proposed to contain one or more primary dwellings. Accessory dwelling units shall be one of the following types:
 - i. Detached ADU
An ADU that is detached from existing and proposed buildings and is created through the new construction of new floor area.
 - ii. Attached ADU
An ADU that is attached to an existing building or attached to a proposed building and is created through the new construction of new floor area.
 - iii. Detached ADU Conversion
An ADU created through the conversion of floor area or non-habitable space within an existing building that is not attached to an existing building that contains a primary dwelling.
 - iv. Attached ADU Conversion
An ADU created through the conversion of floor area or non-habitable space within an existing building that contains a primary dwelling.
 - v. Junior Accessory Dwelling Unit (JADU)
An ADU created through the new construction of new floor area that meets the definition of junior accessory dwelling unit, in accordance with Sections 66323 (1)(A) and 65852.22 of the California Government Code.
 - vi. JADU Conversion
An ADU created through the conversion of floor area or non-habitable space within an existing building that contains a primary dwelling and that meets the definition of junior

accessory dwelling unit, in accordance with California Government Code; Sec. 66323 (1)(A) and Sec. 65852.22.

b. Allowable Conversions

Detached ADU Conversions, Attached ADU Conversion, and JADU conversions may be carried out in the following types of spaces, subject to the all applicable standards of this Section:

- i. Within any existing space with more than zero-percent enclosure within or wholly beneath a legally permitted structure, including but not limited to a crawlspace, attic, mezzanine, storage area, or enclosed underfloor area, regardless of whether the space was previously established as floor area or requires additional construction to facilitate conversion; or
- ii. Space originally dedicated to non-residential uses on the ground floor of a mixed-use building, provided that at least two years have passed since the space received a Certificate of Occupancy. A conversion shall not eliminate or reduce any floor area used for an Active Ground Story public benefit or other ground-floor use that was provided as a public benefit listed in Sec. 9.3.3. (Public Benefits Menu) in order to qualify for additional development rights. Such ground-story conversions shall apply, at minimum, the frontage standards required for the Multi-Unit 2 (MU2) Frontage District (Sec. 3B.2.2.). These requirements may be modified for fire, life-safety, accessibility, or Building Code compliance.

4. Construction prior to 2020

An unpermitted ADU or JADU that was constructed or converted before January 1, 2020, shall not be subject to the standards of this Section and shall be approved regardless of any provisions of this Section or Articles 2 or 3 of Chapter 13 of Division 1 of Title 7 of the California Government Code if the unit violates local building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code, unless the City makes a finding that correction of the violation is necessary to comply with the standards specified in Section 17920.3 of the California Health and Safety Code. While there is no limit on the number of unpermitted ADUs or JADUs on a lot which may be approved, they shall count toward the numerical limits on state ADUs outlined in Subsection H (Density Standards), below, if

applicable. These exemptions shall not apply to a *building* that is deemed substandard pursuant to Section 17920.3 of the Health and Safety Code.

5. Other Projects

The provisions of this Alternate Typology apply only the construction of of conversion of existing buildings or structures to ADUs or JADUs. Other construction or proposed uses separate from the ADU or JADU, even when proposed in conjunction with the ADU or JADU, remain subject to otherwise applicable zoning requirements and review procedures, provided that such requirements or procedures shall not be applied in a manner that conflicts with state ADU law.

B. Intent

1. The Accessory Dwelling Unit Alternate Typology is intended to facilitate and incentivize the construction of infill housing by establishing procedures, objective review criteria, appropriate standards, and allowances for ministerial review of *accessory dwelling units* and *junior accessory dwelling units*, compatible with the policies and requirements of California Government Code Sec. 66310 - 66342.
2. Pursuant to California Government Code Sec. 66325(a), this subdivision shall be interpreted to be compatible with state enactments. It is the intent of the City to retain all portions of this subdivision regarding ADUs and JADUs not in conflict with state law. The Zoning Administrator shall have authority to clarify, amend or revoke any provision of this Section as may be necessary to comply with any state law regarding ADUs or JADUs.

C. Approval

1. Review

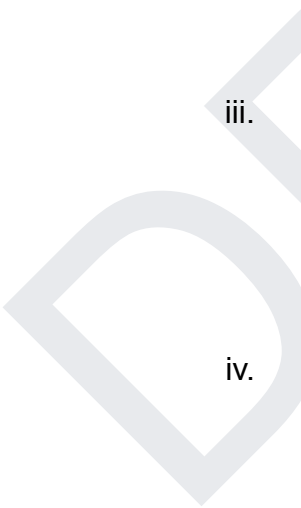
- a. If the proposed ADU or JADU complies with the standards outlined in this Section, it shall be subject to ministerial approval, pursuant to Section 13B.3.3. (Zoning Plan Check), consistent with California Government Code Sec. 66317 and Sec. 66335.
- b. Administrative review, pursuant to Sec. 13B.3.1. (Administrative Review), is required if the *lot* is located in a *Specific Plan*, *Special District*, or *Special Zone*.
- c. If the *project* is in the *Coastal Zone*, nothing in this Alternate Typology shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (California Public Resources Code, Division 20, Sec. 30000. et seq.), except that:
 - i. The City shall, pursuant to California Government Code Sec. 66317, either approve or deny a Coastal Development

Permit application for an ADU or JADU within 60 days of receiving a completed application, and shall not be required to hold public hearings for Coastal Development Permit applications for ADUs and JADUs. The process to approve or deny a coastal development permit application under this subdivision shall happen concurrently with the process to approve or deny an application for an ADU.

- ii. If at the time of application submittal, the City does not have a certified Local Coastal Plan or program, as defined in Public Resources Code Sec. 3100, then the California Coastal Commission shall either approve or deny the Coastal Development Permit application for an ADU or JADU within 60 days of receiving a completed application, pursuant to California Government Code Sec. 66317(b).

2. Supplemental Procedures

- a. The City shall determine whether an application to create an ADU or JADU pursuant to this Section is complete and provide written notice of that determination to the applicant within 15 business days of receipt. If the application is incomplete, the notice shall identify the incomplete items and describe how the application may be made complete.
- b. If there is an existing building containing one or more primary dwellings on the lot, a completed application to create an ADU or JADU pursuant to this Section shall be acted upon within 60 days from the date the City receives a completed application, or shall be deemed approved, consistent with State law.
- c. If the permit application to create an ADU or JADU is submitted in combination with a permit application to create a new primary dwelling, the City may delay acting on the permit application for the ADU until the City acts on the permit application to create the new dwelling unit. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.
- d. A certificate of occupancy for an ADU or JADU shall not be issued before a certificate of occupancy for the primary dwelling, except for properties where a primary dwelling was substantially damaged or destroyed by an event referenced in a qualified emergency proclamation issued by the Governor, as specified in Government Code Sec. 66328(b).
- e. Projects proposing for-sale ADUs or JADUs as a condominium shall be subject to the following procedures:

- 
- i. Before recordation of the condominium plan, a safety inspection of the ADU or JADU shall be conducted as evidenced either through a certificate of occupancy from the local agency or a housing quality standards report from a building inspector certified by the United States Department of Housing and Urban Development.
 - ii. Neither a subdivision map nor a condominium plan shall be recorded with the county recorder in the county where the real property is located without the lienholder's consent. A lienholder may refuse to give consent or may consent provided that any terms and conditions required by the lienholder are satisfied. Prior to recordation of the initial or any subsequent modifications to the condominium plan, written evidence of the lienholder's consent shall be provided to the county recorder of the county in which the real property is located along with a signed statement from each lienholder that states as follows: "(Name of lienholder) hereby consents to the recording of this condominium plan in their sole and absolute discretion and the borrower has or will satisfy any additional terms and conditions the lienholder may have." The lienholder's consent shall be included on the condominium plan or a separate form attached to the condominium plan that includes the following information: The lienholder's signature; the name of the record owner or ground lessee; the legal description of the real property; the identities of all parties with an interest in the real property as reflected in the real property records.
 - iii. The Department of City Planning and Department of Building and Safety shall include the notice in California Government Code Sec. 66342, subdivision (e) on any ADU or JADU submittal checklist or public information issued describing requirements and permitting for accessory dwelling units, including as standard condition of any accessory dwelling unit building permit or condominium plan approval.
 - iv. If an accessory dwelling unit is established as a condominium, the City shall require the homeowner to notify providers of utilities, including water, sewer, gas, and electricity, of the condominium creation and separate conveyance.
 - v. The owner of a property or a separate interest within an existing planned development that has an existing association, as defined in the California Civil Code, Sec.4080, shall not record a condominium plan to create a common interest development under California Civil Code, Sec. 4100 of without the express written authorization by the existing association or board at a duly noticed board

meeting, as defined in The California Civil Code, Sec. 4090, and if needed pursuant to the existing association's governing documents, membership approval of the existing association.

vi. No condition of approval for an ADU condominium shall require dedication of rights-of-way, construction of improvements, or correction of existing nonconforming zoning conditions. An ADU condominium shall not be used to impose additional zoning standards beyond those otherwise applicable to the ADU.

f. Enforcement of building standards pursuant to California Health and Safety Code Article 1 (commencing with Sec.17960) of Chapter 5 of Part 1.5 of Division 13 for an ADU or JADU shall, upon request of the owner, be delayed subject to compliance with California Health and Safety Code Sec. 17980.12, provided that:

- i. The ADU or JADU was built before January 1, 2020.
- ii. The ADU or JADU 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.

3. Relief

The standards and limitations outlined in this Section shall not be applied to projects or may be modified if they would prohibit:

- a. An ADU using the "State" allowances under Subsection H (Density Standards), below, with an interior liveable space of 800 square feet and maintaining side setbacks and rear setbacks of at least four feet, and a maximum height as allowed pursuant to California Government Code Sec. 66321(b)(4).
- b. An ADU using the "Local" allowances under Subsection H (Density Standards), below, with a floor area of up to 850 square feet for an ADU that contains two habitable rooms and a floor area of up to 1000 square feet for an ADU that contains three or more habitable rooms.

4. Fees

Regardless of the fees otherwise required pursuant to Article 15 (Fees),

a. Impact Fees

- i. No impact fee shall be imposed upon the development of an ADU of less than 750 square feet of gross floor area, as defined in the building code. Any impact fees charged for an ADU of 750 square feet or more of gross floor area shall be charged proportionately in relation to the square footage of the new primary dwelling. An impact fee has the same meaning as the term "fee" is defined in the California

Government Code, Sec. 66000(b) except that it also includes fees specified in California Government Code, Sec. 66477 and does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

- ii. No impact, connection, or capacity fees may be imposed for a permit to legalize a pre-2020 unpermitted ADU or JADU, except when utility infrastructure is required to comply with California Health and Safety Code Sec. 17920.3 of the Health and Safety Code and when the fee is authorized by Subdivision (e) of Section 66311.5 of the Government Code.

b. Connection Fees

- i. An ADU approved pursuant to this section shall not be considered to be a new *residential use* for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ADU is attached to a new *primary dwelling* also being added to the lot through *new construction*.
- ii. For ADUs meeting the allowable dimensions and number of ADUs specified as “State” requirements and permissions in Subsection D. (Form Standards) and Subsection H. (Density Standards), below,) the applicant shall not be required to install a new or separate utility connection directly between the ADU and the utility or impose a related connection fee or capacity charge, unless the ADU is attached to a new *primary dwelling* also being added to the lot through *new construction*, or upon separate conveyance of the ADU pursuant to California Government Code Sec. 66342. Notwithstanding, the agency may require a new or separate utility connection directly between the ADU and the utility. Consistent with California Government Code, Sec. 66013, the connection may be subject to a connection fee or capacity charge that 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.

c. School Fees

ADUs and JADUs under 500 square feet shall be treated as residential construction that does not increase assessable space by 500 sf for the purposes of compliance with California Education Code Sec. 17620.

D. **Form Standards**

1. Projects shall utilize the Form standards provided in the table below, as applicable, except as outlined in Paragraphs 2 through 6, below. These standards only apply to proposed accessory dwelling units and not to other dwelling units on the lot.

FORM STANDARDS						
	<u>Detached ADU</u>	<u>Attached ADU</u>	<u>JADU</u>	<u>Detached ADU Conversion</u>	<u>Attached ADU Conversion</u>	<u>JADU Conversion</u>
<u>ADU Floor Area (max)</u>	State: 800 SF Local: 1200 SF	Limited by FAR of applied Form District	500 SF	State: Existing + 150 SF for ingress and egress Local: Existing	State: Limited to existing floor area not dedicated to dwelling units Local: 50% of total floor area of existing primary dwelling	500 SF
<u>FAR (max)</u>	State: Exempt Local: Set by Form District	Set by Form District	Set by Form District	Exempt	Exempt	Exempt
<u>Height (max)</u>	State: 16'-20' (See Paragraph 2, below) Local: 2 stories	State: State: 16'-23' (See Paragraph 2, below) Local: Set by Form District or up to 25 feet, whichever is lower	Set by Form District	State: Existing Local: Existing	Existing	Existing

<u>Building Coverage</u>	<u>State: Exempt</u> <u>Local: Set by Form District</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Existing</u>	<u>Existing</u>	<u>Exempt</u>
<u>Building Setbacks</u>						
<u>Primary street (min)</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Existing</u>	<u>Existing</u>	<u>Existing</u>
<u>Side street (min)</u>	<u>4'</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Existing</u>	<u>Existing</u>	<u>Existing</u>
<u>Side (min)</u>	<u>4'</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Existing</u>	<u>Existing</u>	<u>Existing</u>
<u>Side, interior (min)</u>	<u>4'</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Existing</u>	<u>Existing</u>	<u>Existing</u>
<u>Rear (min)</u>	<u>4'</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Existing</u>	<u>Existing</u>	<u>Existing</u>
<u>Alley (min)</u>	<u>0'</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Existing</u>	<u>Existing</u>	<u>Existing</u>
<u>Special: All (min)</u>	<u>4'</u>	<u>Set by Form District</u>	<u>Set by Form District</u>	<u>Existing</u>	<u>Existing</u>	<u>Existing</u>

2. Regardless of the requirements in the table in Paragraph 1, above, an ADU may be located within the footprint of an existing building for new construction of an ADU re-constructed extending no more than two feet in any direction beyond dimensions and location of the original existing building, even if the existing building falls beyond the the minimum setbacks outlined in Paragraph 1, above.
3. ADUs utilizing the allowable dimensions and number of ADUs specified as "State" requirements and permissions in the table in Paragraph 1, above, and Subsection H (Density Standards), below, are subject to the following height limitations:
 - a. A height in feet of 16 feet; or
 - b. A height in feet of 18 feet for ADUs located within 0.5 miles 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

- c. A height in feet of 18 feet for ADUs located on a lot with an applied Density District (Part 6B) other than 1L or N or that has an existing building containing more than one primary dwelling; or
- d. Up to a total height in feet of up to 20 feet if the roof pitch of the ADU aligns with the roof pitch of a primary dwelling on the lot. An ADU roof pitch is considered to be aligned with the roof pitch of the primary dwelling if the roof slope percentage is the same. A non-sloped flat roof of 2 percent or less is not considered to have a roof pitch. When there are multiple roof pitches on the primary dwelling, 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 a primary dwelling on the lot.
- e. Detached ADUs and Detached ADU Conversions may utilize an additional 3 feet in height beyond the limits outlined in Subparagraphs a-d, above, never to exceed 23 feet total.
4. Regardless of the requirements in the table in Paragraph 1, above, an ADU may be placed within the required primary street building setback or special setback in the following cases:
 - a. If a detached ADU or detached ADU conversion with an interior livable space of 800 square feet and meeting the setbacks listed in Paragraph 1, above, cannot fit on the lot outside of the primary street setback or special setback.
5. Floor area requirements for ADUs and JADUs meeting the “State” standards outlined in the table in Paragraph 1, above, shall be measured based on interior “livable space”, as described California Government Code Sec. 66313.
6. Regardless of the requirements in the table in Paragraph 1, above, if an ADU or JADU is created through conversion of an entire existing dwelling unit, any newly constructed dwelling unit located between that ADU or JADU and the rear lot line cannot exceed a floor area of 1,200 sqft.

E. Frontage Standards

See the applied Frontage District (Part 3B)

F. Development Standards

1. Projects shall utilize the Development Standards rules provided in the table below, as applicable, in addition to the additional standards outlined in Paragraph 2 (ADU Automobile Parking) and Paragraph 3 (Additional Standards), below.

1. PEDESTRIAN ACCESS	<u>Div. 4C.1.</u>
Set by Development Standards District	
2. AUTOMOBILE ACCESS	<u>Div. 4C.2.</u>

Set by Development Standards District	
3. BICYCLE PARKING	<i>Div. 4C.3.</i>
Not Applicable	
4. AUTOMOBILE PARKING	<i>Div. 4C.4.</i>
Automobile Parking Stalls	See Paragraph 2
Parking Structure Design	Set by Form District
5. TRANSPORTATION DEMAND MANAGEMENT	<i>Div. 4C.5.</i>
Division Standards Apply	
6. PLANTS	<i>Div. 4C.6.</i>
Division Standards Apply	
7. FENCES & WALLS	<i>Div. 4C.7.</i>
Set by Development Standards District	
8. SCREENING	<i>Div. 4C.8.</i>
Division Standards Apply	
9. GRADING & RETAINING WALLS	<i>Div. 4C.9.</i>
Division Standards Apply	
10. OUTDOOR LIGHTING & GLARE	<i>Div. 4C.10.</i>
Division Standards Apply	
11. SIGNS	<i>Div. 4C.11.</i>
Division Standards Apply	
12. SITE ELEMENTS	<i>Div. 4C.12.</i>
Division Standards Apply	
13. ENVIRONMENTAL PROTECTION	<i>Div. 4C.13.</i>
Division Standards Apply	
14. DEVELOPMENT REVIEW	<i>Div. 4C.14.</i>
Division Standards Apply	
15. RESIDENT PROTECTIONS	<i>Div. 4C.15.</i>
Division Standards Apply	

2. ADU Automobile Parking

- a. One automobile parking stall is required for each ADU, except that no automobile parking required for ADUs that:
 - i. Are on a lot located within one-half mile 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
 - ii. Are on a lot located within one block of a designated pick-up and drop-off location of a car share vehicle; or
 - iii. Are on a lot located in an historic district that is a designated historic resource; or
 - iv. Are created through the conversion of an existing primary dwelling or other existing building or structure on the lot; or

- v. Are located in an area where on-street parking permits are required but not offered to the occupant of the ADU; or
 - vi. Are on permit application that is submitted alongside a permit application to create one or more *primary dwellings* on the same *lot*, provided that the ADU or the parcel satisfies any other criteria listed in this Section.
 - vii. When the ADU has only one *habitable room*, because it is an *efficiency dwelling unit* or studio.
 - viii. No replacement *automobile parking stalls* shall be required when *automobile parking stalls*, either uncovered or within a *building or structure*, are demolished in conjunction with the construction of an ADU or JADU or converted to an ADU or JADU.
 - b. ADU parking is allowed to be located within any required *setbacks*, *pedestrian accessways*, or *pedestrian passageways*. When located in a required *primary street setback*, the *automobile parking stalls* must be located on an existing *drive aisle*. *Automobile parking stalls* may be provided through tandem parking where two or more automobiles are parked on a *drive aisle* or in any other location on a *lot*, lined up behind one another. *Drive aisle* areas located in the required *primary street setback* shall not be expanded to provide required *automobile parking stalls*. All other objective automobile parking and automobile access standards of this Zoning Code (Chapter 1A) apply where they do not conflict with the provisions of this Subparagraph b., including those outlined in Div. 4C.2. (Automobile Access) and Div. 4C.4. (Automobile Parking).
3. Additional Standards
For additional Development Standards rules, see the applied Development Standard District (Part 4B.) and Development Standard Rules (Part 4C).

G. Use Standards

- 1. Projects utilizing the Accessory Dwelling Unit Alternate Typology shall be limited to *residential uses* permitted by the applied Use District (Part 5B.) and shall be subject to any use standards and limitations of the applied Use District (Part 5B), including the limitations on the *household business: home sharing* use in ADUs established in Sec. 5C.3.2. (Home-Sharing Program).
- 2. Allowable ADUs and JADUs shall be deemed to be a *residential use* that is consistent with the existing general plan and Use District (Part 5B) for the *lot*.

H. Density Standards

1. Density rules for *primary dwellings* shall be set by the applied Density District (Part 6B).
2. Regardless of the applied Density District, *accessory dwelling units* shall be permitted in addition to the *primary dwellings* on the *lot*, including existing nonconforming *primary dwellings*, through the Accessory Dwelling Unit Alternate Typology.
 - a. Regardless of the applied Density District (Part 6B) on the *lot*, the number of allowable ADUs shall depend on the number of *primary dwellings* existing on the *lot* at the time of application for the creation of ADUs or the number of *primary dwellings* proposed on the *lot* as part of a concurrent application for the *new construction* of *primary dwellings*, as outlined in the table below, except as outlined in Paragraphs 3 and 4, below .
 - b. *Projects* may combine the *accessory dwelling units* allowed in each column on a single *lot*.
 - c. On *lots* containing more than one *primary dwelling*, an applicant may opt instead to build the number of *accessory dwelling units* allowed for lots with only one *primary dwelling* on the *lot*.

ADUs per Lot			
<u>Number of Existing or proposed <i>Primary Dwellings</i> on the <i>Lot</i></u>	<u>Detached ADU or Detached ADU Conversion</u>	<u>Attached ADU or Attached ADU Conversion</u>	<u>JADU or JADU Conversion</u>
<u>1 primary dwelling</u>	<u>1 / lot</u>	<u>1 / lot</u>	<u>1 / lot</u>
<u>2 or more primary dwellings</u>	<u>Local: 2/lot OR State: Equal to the number of <i>primary dwellings</i> on the <i>lot</i>; maximum of 8/lot where there are existing <i>primary dwellings</i> on the <i>lot</i> or maximum of 2/lot when part of a proposed project</u>	<u>Local: 1/ lot OR State: 25% of total existing <i>dwelling units</i>, rounded up to the nearest</u>	<u>1/lot</u>

	<u>with no existing <i>primary dwellings</i> on the lot</u>	<u>whole dwelling unit; minimum of 1/lot</u>	
<u>Bonus ADUs, regardless of the number of <i>primary dwellings</i> on the lot</u>	<u>Additional ADUs or JADUs, as outlined in Paragraph 5, below</u>		

3. Projects approved pursuant to Sec. 7B.3.2.(Small Lot 2), Sec. 7B.3.3.(Small Lot 3), and Sec 7B.3.4. (Urban Lot Split) set ADU allowances that differ from Paragraphs 2 and 3, above.
4. A lot that contains both an existing *building* that contains one *primary dwelling* and an existing building containing two or more *primarily dwellings* shall be permitted to construct or convert one additional ADU of any type based on the presence of either dwelling type, provided it does not exceed 1,200 square feet, subject to all other applicable rules and standards.
5. Additional ADUs may be permitted on top of the standard allowances, as follows:
 - a. Opportunity ADU
One additional accessory dwelling unit of any type may be permitted on a lot with a lot area of 7,500 square feet or greater, provided the lot is located in a *Higher Opportunity Area* and is not located in a *Fire Restriction Area*.
 - b. Affordable ADU Bonus
 - c. A project located on a lot located within a *transit priority area* and a *moderate opportunity area* or *higher opportunity area* and that that reserves at least one accessory dwelling unit as a *restricted affordable unit* may provide accessory dwelling units and junior accessory dwelling units at a rate of one ADU or JADU per 1,500 square feet of lot area, up to a maximum of six accessory dwelling units or junior accessory dwelling units per lot, provide that the additional ADUs do not exceed 1,200 square feet in floor area each. This affordable ADU bonus is not available for projects:
 - i. Located in a fire restriction area.
 - ii. Located in a *Historic Preservation Overlay Zone (HPOZ)*.

- iii. Located on lot with an applied Agricultural Use District (Div. 5B.2.), or
- iv. That would require the *demolition* of a *designated historic resource*.
- d. Two-Unit Developments
A Two Unit Development pursuant to Sec. 6C.1.1.E.2. (Two-Unit Developments) may be combined with an additional Attached ADU that provided no more than one Detached ADU exists or may be established at any time on the project site, for a total allowance of one primary dwelling and two ADUs, or combination of ADUs and JADUs, on the *lot*.
- e. Mixed Lots
Where a *lot* has both an existing permitted *building* containing a single *primary dwelling* and a separate existing permitted *building* containing two or more *primary dwellings*, one additional ADU of any type shall be allowed on the *lot*, provided that the additional ADU does not exceed 1,200 square feet in *floor area*.

I. **Other Standards**

- 1. Fire Sprinklers
 - a. ADUs are not required to provide fire sprinklers if they are not otherwise required for *primary dwellings*.
 - b. The construction of an ADU or JADU shall not trigger a requirement for fire sprinklers to be installed in an existing *primary dwelling*
- 2. Sale of Conveyance of ADUs
ADUs may be rented but shall not be sold separate from the existing or proposed *dwelling unit* on the same *lot*, except in the following cases:
 - a. Condominiums
An ADU and *primary dwelling* may be sold through a separate conveyance as condominiums if all the following requirements are met:
 - i. The condominiums shall be created pursuant to the California Civil Code, Division 4 (General Provisions), Sec. 4000. et seq.
 - ii. The condominiums shall be created in conformance with all applicable objective requirements of California Government Code, Division 2 (Subdivisions), Sec. 66410. et seq. and all objective requirements in Article 11 (Division of Land).
 - iii. The condominium does not involve an Attached ADU Conversion pursuant to California Government Code Sec. 66323(a)(3) in a *building* that received its certificate of occupancy after January 1, 2027 and that contained two or more *dwelling units* at the time of receiving its certificate of occupancy.

- iv. Where one or more *dwelling units* exist on the *lot* in addition to the *primary dwelling* and any *accessory dwelling units*, any *dwelling units* not proposed for separate conveyance pursuant to this Subparagraph may be included within the same condominium interest as the *primary dwelling*. If the additional *dwelling units* are not included in the same condominium interest as the *primary dwelling*, the separate condominium interests shall be established independently pursuant to other applicable provisions of State law and this Code and remain subject to the independently applicable procedures and requirements.
 - v. The condominiums comply with the supplemental procedures outlined in Sec. 7B.8.1.C.2.c., above.
 - b. Tenancy In Common
An ADU may be sold as a tenancy in common to a qualified buyer separate from the *primary dwelling* if the property was built or developed by a qualified non-profit corporation, and complies with the provisions of Government Code Sec. 66341, from the existing or proposed *primary dwelling* on the same *lot*.
 - c. Tenant Relocation Rights
Projects intending to offer and ADU for sale or conveyance, must meet the following tenant relocation requirements:
 - i. Any eligible tenant lawfully residing in an existing *dwelling unit* at the time of an application pursuant to this Section shall be given notice of intent to convert prior to termination of tenancy, and given notice of their exclusive right to purchase consistent with Sec. 11.5.1.D.2. (Notification of Proposed Conversion Prior to Termination of Tenancy Due to Conversion) and Sec. 11.5.1.D.3. (Residential Conversion Project – Notification of Exclusive Right to Purchase) and the applicable portions of Government Code Sect. 66427.1.
 - ii. Tenants shall also be eligible for the relocation assistance provisions of Subsection F (Relocation Assistance) of of Sec. 11.5.1. (Conversion: Residential: Residential to Commercial/Industrial), prior to any termination of tenancy due to the conveyance.
 - iii. For purposes of this Section, a tenant who is a family member of the property owner, or who has not been paying rent, shall not be considered an eligible tenant pursuant to Sec. 11.5.1.F.2. (Eligible Tenant), provided they affirmatively waive any relocation rights.
- 3. Nonconforming Conditions
 - a. ADUs or JADUs created pursuant to this Section shall not be required to correct *nonconforming* zoning conditions, provided that the proposed ADU or JADU meets the standards and requirements of this Section

- b. No condition of approval for an ADU condominium shall require the correction of existing nonconforming zoning conditions..
- 4. Dedications & Improvements
 - a. No physical public improvements or dedication may be required for the creation or conversion of any type of ADU or JADU, including ADU condominiums.
 - b. No condition of approval for an ADU condominium shall require dedication of rights-of-way, or construction of improvements.
- 5. Private Sewage Disposal

ADUs and JADUs located on a lot where a private sewage disposal system is being used shall require approval by the local health officer.
- 6. Building Code Occupancy

Local building code requirements that otherwise apply to detached dwellings shall apply, except that the construction of an ADU shall 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 makes a written finding based on substantial evidence in the record that construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this paragraph shall prevent a change in occupancy classification of space that was uninhabitable or permitted only for *nonresidential use* and is subsequently converted to *residential use*.
- 7. Affordable Replacement Units

An ADU used as a *restricted affordable unit* to satisfy applicable replacement housing requirements for a for-sale development shall be offered for sale to a qualifying *lower income household* and comply with applicable equity-sharing requirements and California Government Code Sec. 66341 or 66342, as applicable.
- 8. State Law Provisions

Unless otherwise specified, general ADU provisions and allowances set forth in California Government Code Sec. 66314 through 66322 shall also apply to ADUs and JADUs using “State” standards and allowances.

Sec. 7B.8.2. Moveable Tiny House

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
------	----------	----------	-----	---------

<u>All</u>	<u>All</u>	<u>All</u>	<u>A, RG, RX,</u> <u>CX, IX, P</u>	<u>All except N</u>
------------	------------	------------	---------------------------------------	---------------------

2. **Eligible Lots**

a. Moveable tiny houses are permitted pursuant to this Section on lots located in the zoning districts specified in Paragraph 1 (Eligible Districts), above; however, no *MTH* is permitted on any *lot* that is located in a *Fire Restriction Area*, unless it meets all of the following criteria:

1. The *MTH* is protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code; and
2. One off-street *automobile parking stall* is provided for each *MTH*; and
3. The *MTH* is located on a *lot abutting* a street that is improved with a *public right-of-way* width of 20 feet or more in unobstructed width, as measured along the entire length of the *street lot line*, after any associated dedication and improvement. In the event the *MTH* is located on a *through lot* or a *corner lot*, the *lot* must *abut* least one street that has a *public right-of-way* width of 20 feet or more in unobstructed width after any associated dedication and improvement.

3. **Accessory Dwellings**

A project shall be eligible to use the Moveable Tiny House Alternate Typology only if *the moveable tiny house* is constructed or located on a *lot* that also contains or is proposed to contain one or more *primary dwellings*.

B. **Intent**

The Moveable Tiny House Alternate Typology is intended to facilitate and incentivize the construction of infill housing by establishing procedures, objective review criteria, appropriate standards, and allowances for ministerial review of *accessory dwelling units*, compatible with the policies and requirements of California Government Code Sec. 66310 - 66342.

C. **Approval**

1. If the proposed *MTH* complies with the standards outlined in this Section, it shall be subject to ministerial approval, pursuant to Sec. 13B.3.3. (Zoning Plan Check), when a permit application is filed with the *City*.
2. Administrative review, pursuant to Sec. 14.5.1. (Administrative Review), is required if the lot is located in a Specific Plan, Special District, or Special Zone.

3. If the project is in the Coastal Zone, it shall require a Coastal Development Permit, pursuant to Sec. 13B.9.2. (Coastal Development Permit).

D. Supplemental Procedures

1. An application to create an MTH pursuant to this Section shall be approved or denied within 60 days from the date the City receives a completed application if there is an existing building containing one or more primary dwellings on the lot.
2. If the permit application to create an MTH is submitted in combination with a permit application to create a new primary dwelling, the City may delay acting on the permit application for the MTH until the City acts on the permit application to create the new dwelling unit. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

E. Form Standards

1. Projects shall utilize the Form standards provided in the table below, as applicable, except as outlined in Paragraph J, below. These standards only apply to proposed *accessory dwelling units* and not to other *dwelling units* on the lot.

FORM STANDARDS	
<u>Floor Area (min)</u>	<u>130 SF</u>
<u>Floor Area (max)</u>	<u>430 SF</u>
<u>FAR (max)</u>	<u>Exempt</u>
<u>Height (max)</u>	<u>2 Stories</u>
<u>Building Coverage</u>	<u>Exempt</u>
<u>Building Setbacks</u>	
<u>Primary street (min)</u>	<u>Set by Form District</u>
<u>Side street (min)</u>	<u>4'</u>
<u>Side (min)</u>	<u>4'</u>
<u>Side, interior (min)</u>	<u>4'</u>
<u>Rear (min)</u>	<u>4'</u>
<u>Alley (min)</u>	<u>0'</u>

FORM STANDARDS	
<u>Floor Area (min)</u>	<u>130 SF</u>
<u>Floor Area (max)</u>	<u>430 SF</u>
<u>FAR (max)</u>	<u>Exempt</u>
<u>Height (max)</u>	<u>2 Stories</u>
<u>Building Coverage</u>	<u>Exempt</u>
<u>Building Setbacks</u>	
<u>Primary street (min)</u>	<u>Set by Form District</u>
<u>Side street (min)</u>	<u>4'</u>
<u>Side (min)</u>	<u>4'</u>
<u>Side, interior (min)</u>	<u>4'</u>
<u>Special: All (min)</u>	<u>4'</u>

F. **Frontage Standards**

1. A project may use the applied Frontage District (Part 3B) or shall have the following design elements:
 - a. Cladding and Trim
Materials used on the exterior of a moveable tiny house shall exclude single piece composite, laminates, or interlocked metal sheathing.
 - b. Windows and Doors
Windows shall be at least double pane glass and labeled for building use, and shall include exterior trim. Windows and doors shall not have radius corners.
 - c. Roofing
Roofs shall have a minimum of a 12:2 pitch for greater than 50 percent of the roof area, and shall not be composed of wooden shingles.
 - d. Extensions
All exterior walls and roof of moveable tiny houses shall be fixed with no slide-outs, tip-outs, nor other forms of mechanically articulating room area extensions.
2. Additional Standards for Moveable Tiny Houses
 - a. Movable tiny houses shall not be located between the proposed or existing primary dwelling and the street adjoining the primary street

lot line, except where the MTH is located on a through lot, in which case it shall comply with the parking setback of the applied Frontage District (Part 3B).

- b. When sited on a lot, the undercarriage (wheels, axles, tongue and hitch) shall meet the screening requirements of Sec. 4C.12.2. (Ground-Mounted Equipment). For the purposes of this provision, wheel shall mean the circular disk arranged to revolve on an axis to allow the house to move.
- c. The wheels and leveling or support jacks must sit on a paved surface compliant with Sec. 4C.4.3.C.5 (Paving).

G. Development Standards

1. Projects shall utilize the Development Standards rules provided in the table below, as applicable, in addition to the additional standards outlined in Paragraph 2 (Additional Standards), below.

1. PEDESTRIAN ACCESS	<u>Div. 4C.1.</u>
Set by Development Standards District	
2. AUTOMOBILE ACCESS	<u>Div. 4C.2.</u>
Set by Development Standards District	
3. BICYCLE PARKING	<u>Div. 4C.3.</u>
Not Applicable	
4. AUTOMOBILE PARKING	<u>Div. 4C.4.</u>
Automobile Parking Stalls	Package A
Parking Structure Design	Set by Form District
5. TRANSPORTATION DEMAND MANAGEMENT	<u>Div. 4C.5.</u>
Division Standards Apply	
6. PLANTS	<u>Div. 4C.6.</u>
Division Standards Apply	
7. FENCES & WALLS	<u>Div. 4C.7.</u>
Set by Development Standards District	
8. SCREENING	<u>Div. 4C.8.</u>
Division Standards Apply	
9. GRADING & RETAINING WALLS	<u>Div. 4C.9.</u>
Division Standards Apply	
10. OUTDOOR LIGHTING & GLARE	<u>Div. 4C.10.</u>
Division Standards Apply	
11. SIGNS	<u>Div. 4C.11.</u>
Division Standards Apply	
12. SITE ELEMENTS	<u>Div. 4C.12.</u>
Division Standards Apply	
13. ENVIRONMENTAL PROTECTION	<u>Div. 4C.13.</u>
Division Standards Apply	
14. DEVELOPMENT REVIEW	<u>Div. 4C.14.</u>
Division Standards Apply	
15. RESIDENT PROTECTIONS	<u>Div. 4C.15.</u>

2. **Additional Standards**

The mechanical equipment for a *Moveable Tiny House* shall be incorporated into the structure and not located on the roof or if mechanical equipment is placed on the roof it shall meet the screening requirements in Sec. 4C.12.1. (Roof-Mounted Equipment).

H. **Use Standards**

Projects utilizing the Moveable Tiny House Alternate Typology shall be limited to residential uses permitted by the applied Use District (Part 5B.)

I. **Density Standards**

1. Density rules for *primary dwellings* shall be set by the applied Density District (Part 6B.).
2. Regardless of the applied Density District, only one *movable tiny house* is allowed to be located on a *lot* and no *lot* may be approved for more than one *moveable tiny house* in a twelve month period.
3. Allowable moveable tiny homes may be added on top of the *accessory dwelling unit* allowances for *accessory dwelling units* utilizing the State standards pursuant to Sec. 7B.8.1. (Accessory Dwelling Unit). For accessory dwelling units using the local standards pursuant to Sec. 7B.8.1. (Accessory Dwelling Unit), one *moveable tiny home* replaces one allowable local *accessory dwelling unit*.

J. **Other Standards**

1. *Moveable tiny houses* may be rented but shall not be sold separate from the existing or proposed dwelling unit on the same lot., except that a *moveable tiny house* may be sold when removed from and independently from the *lot*.
2. Applicants for ministerial approval of a permit application for the creation of an *ADU* shall not be required to correct nonconforming zoning conditions, provided that the proposed *ADU* meets the standards and requirements of this section . For this purpose, nonconforming zoning condition means a physical improvement on a property that does not conform to current zoning standards.
3. No physical public improvements or dedication may be required for the creation or conversion of any type of an *MTH* including street access requirements.
4. *Movable Tiny Houses* shall be connected to water, sewer and electric utilities.

5. Moveable Tiny Houses are not required to have separate street addresses from the *primary dwelling*.
6. Movable Tiny Houses are not required to have sprinklers, but shall follow the ANSI A119.5 or NFPA 1192 standards relating to health, fire and life-safety.

Sec. 7. Amend Section A. (Summary) of Sec. 9.1.2. (General Provisions) as follows:

A. Summary

This Article (Public Benefit Systems) consists of affordable housing incentive programs established in Div. 9.2. (Citywide Housing Incentive Programs), the community benefits program established in Div. 9.3. (Community Benefits Program), and a variety of other incentive programs established in Div. 9.4. (General Incentive Programs), ~~and accessory dwelling unit incentive programs established in Div. 9.5. (Accessory Dwelling Unit Incentive Program).~~

Sec. 8. Amend Div. 12.6. (Density Exceptions) to read as follows:

Div. 12.6. Density Exceptions

The expansion of *floor area* does not increase the degree of nonconformity as to any density standard. Only a change in the number of *dwelling units* impact the degree of nonconformity as to a density standard. The addition of allowable *accessory dwelling units*, *junior accessory dwelling units*, or *moveable tiny homes* pursuant to Div. 7B.8. (Accessory Residences) shall not be considered to increase the degree of nonconformity of any *lot* as to allowable density.

Sec.9. A new Section 13B.7.11. (ADU Condominium Review) is added to Article 13 of Chapter 1A of the LAMC to read as follows:

Sec. 13B.7.11. ADU Condominium Review

[FORTHCOMING]

Sec. 10. Div. 9.5. (Accessory Dwelling Unit Incentive Program), of Article 9 (Public Benefit Systems) of Chapter 1A of the LAMC shall be removed in its entirety from the draft ordinance amending Chapter 1A:

~~Div. 9.5. Accessory Dwelling Unit Incentive Program~~

~~See Chapter I. (General Provisions and Zoning), Sec. 12.22. A.33. (Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)) of this Code for applicable accessory dwelling unit regulations.~~

Sec. 11. A new Sub-subparagraph x., shall be added to Subparagraph c. (Exceptions), of Paragraph 1 (General), Subsection A. (Measurement) of Sec. 14.2.7. (Floor Area) as follows:

x. The interior liveable space of an allowable *junior accessory dwelling unit*.

Sec. 12. The following existing definitions in Division 14.3. (Glossary) of Article 14. (General Rules) of Chapter 1A of the LAMC shall be amended to read:

Div. 14.3. Glossary

Abbreviations & Symbols

MTH: Moveable Tiny House

~~*Accessory Dwelling Unit.* See Chapter I. (General Provisions and Zoning), Sec. 12.03. (Definitions) of this Code. Accessory dwelling unit is defined as an attached or detached residential *dwelling unit* that provides complete independent living facilities for one or more persons and is located on a *lot* with one or more proposed or existing primary *dwellings*. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same *lot* as the *primary dwellings* are or will be situated. Accessory dwelling units include efficiency units as defined in Section 17958.1 of the Health and Safety Code, manufactured homes as defined in Section 18007 of the Health and Safety Code.~~

Floor Area. Pursuant to Sec. 14.2.7. (Floor Area), *floor area* is defined as the cumulative amount of interior floor space on a *lot*, within a room, or within a *covered* and *enclosed* space.

For the purposes of Sec. Sec. 7B.8.1. (Accessory Dwelling Unit), floor area shall mean gross floor area, as defined in the Building Code, except that the interior liveable space of an allowable junior accessory dwelling unit, shall not count toward floor area.

~~*Junior Accessory Dwelling Unit.* *Junior Accessory Dwelling Unit:* See Chapter I. (General Provisions and Zoning), Sec. 12.03. (Definitions) of this Code. Junior~~

accessory dwelling unit is defined as an accessory dwelling unit contained entirely within or physically attached to a building containing a primary dwelling, and that meet the requirements for junior accessory dwelling units outlined in Sec. 7B.8.1. (Accessory Dwelling Unit). A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the building containing a primary dwelling.

Movable Tiny House. See Chapter I. (General Provisions and Zoning), Sec. 12.03. (Definitions) of this Code. Moveable tiny house is defined as a space with 100% enclosure and 100% coverage intended for the separate, independent living quarters that meets all of the following: Is licensed and registered with the California Department of Motor Vehicles; meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, is certified for ANSI or NFPA compliance; cannot move under its own power; and is no larger than allowed by California State Law for movement on public highways.

Sec. 13. New definitions shall be added in alphabetical order to Division 14.3. (Glossary) of Article 14. (General Rules) of Chapter 1A of the LAMC as follows:

Fire Restriction Area: Fire Restriction Area is defined as areas located in both the Very High Fire Hazard Severity Zone and the Hillside Area, where the areas overlap.

Primary Dwelling. Primary dwelling is defined as any dwelling unit that either meets all applicable requirements of the applied Zoning Districts on the lot, as well as the requirement 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).

Transit Priority Area: Transit Priority Area is defined as having the same meaning as California Public Resources Code Sec. 201.

Sec. 14. STYLE AND FORMATTING CORRECTIONS. City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in Chapter 1A of the Los Angeles Municipal Code in consultation with the City Attorney's Office:

A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, order, and hierarchy in Chapter 1A of the Los Angeles Municipal Code (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).

B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the Los Angeles Municipal Code, including the following, paragraph breaks after subsection headers, no periods at the end of headers, headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.

C. All internal citations to the Los Angeles Municipal Code shall match the formatting and style of the existing Chapter 1A of the Los Angeles Municipal Code, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., “Sec. 5A.2.2. (Use Applicability))” or “Paragraph 2. (No Net Loss of Dwelling Units)”), and citations to Chapters of the Los Angeles Municipal Code shall use Roman numerals for the chapter number and include “of this Code” after the parenthetical of the title of the Chapter (e.g., “Chapter I (General Provisions and Zoning) of this Code”). Internal citations shall be italicized.

D. All internal citations within Chapter 1A of the Los Angeles Municipal Code referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.

E. All internal citations within Chapter 1A of the Los Angeles Municipal Code shall be updated to the correct citation where the cited Section number does not exist, but the Section name is stated clearly (e.g. correct “Sec.13.2.10. (Multiple Approvals)” to “Sec. 13A.2.10. (Multiple Approvals)” because Sec. 13.2.10. does not exist).

F. All citations stating “section” shall be updated to “Sec.” and those stating “division” shall be updated to “Div.” This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g. “The intent of this Section (Roof Materials) is to...”).

G. All citations to state law shall be updated to first state the name of the statute, followed by the referenced citation and the title of the referenced citation if available (e.g. California Government Code, Title 7. (Planning and Land Use)).

H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the Los Angeles Municipal Code. Glossary terms to be hyperlinked in this ordinance are italicized. But even if not italicized in this ordinance, shall be linked if the term is found in the glossary.

I. Consistent with Sec. 11.01. (Definitions and Interpretation), which states that, “the singular number includes the plural, and the plural, the singular,” singular or plural versions of existing glossary terms may be added into the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code as needed to ensure exact matches in the use of the term in the text of the LAMC and its entry in the Glossary, which is a requirement of the New Interactive Web-based Zoning Code in order to allow the definition to appear in the pop-up of a term when the site-user clicks on the term. Terms added shall include a glossary entry redirecting to the originally defined term (e.g. Applicable Story: See *applicable stories*).

J. To ensure consistency between definitions and the index of definitions, any defined term that is modified or added by this ordinance shall also have the same edit made to the secondary location in the index of defined terms housed in Division 14.3 of Article 14 of Chapter 1A of the Los Angeles Municipal Code. This Glossary index shall match the existing format, style, prefix setup with citations as necessary, and be organized alphabetically.

K. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.

L. All numbers shall be written in accordance with the following protocol:

- a. Numbers one through nine shall be written out, unless within a table.

- b. Numbers written as the first word of sentence shall be written out (e.g. “One hundred percent of all affordable housing...”).
- c. Fractions and numbers including fractions shall be displayed as numerals (e.g. “ $\frac{1}{2}$ ” instead of “one-half”, and $1\frac{1}{2}$ instead of “one and $\frac{1}{2}$ ”).
- d. Ordinance numbers shall be written so that “Ordinance number” is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. “...as established by Ord. No. 176,445 (effective 3/9/05)...”).
- e. FAR numbers and ratios remain per drafting standard.
 - i. Example: “... a FAR of **2.5:1** shall be...”,
- f. Zoning District numbers remain as a number.
 - i. Example: “...those lots with a Density District **6** or more restrictive...”

M. All instances of the percentage symbol (%) shall be updated to “percent” or “percentage” as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.

N. All instances of reference to an Ordinance number intended to refer to the ordinance being published shall be updated to include the Ordinance number issued prior to publication.