









ACCESSORY DWELLING UNIT/ JUNIOR ACCESSORY DWELLING UNIT STANDARDS
 Refer to Lomita Ordinance No. 854

	JUNIOR ADU	SINGLE FAMILY ADU			MULTI-FAMILY ADU	
ADU TYPE	<i>Type 1: JADU</i> 	<i>Type 2: Conversion</i> 	<i>Type 3: Attached</i> 	<i>Type 4: Detached</i> 	<i>Type 5: Conversion</i> 	<i>Type 6: Detached</i> 
	Conversion of interior portion of an existing single-family dwelling	Conversion of existing area including garage and accessory structure	Construction of a new ADU attached to the primary dwelling structure	Construction of a new detached ADU	Conversion of existing non-habitable space within multifamily structure, excludes detached structures	Construction of new detached ADU
Number of Accessory Dwelling Type Permitted Per Lot	One JADU and ADU is permitted on lots with an existing or proposed single family dwelling				Conversion – At least one ADU and no more than 25% of the number of units within a multi-family dwelling structure AND Two (2) detached ADUs	
Maximum Size	500 ft ²	Not subject to maximum floor area requirement	0-1 bedroom: Maximum size of 850 ft ² or 50% of the size of the dwelling unit, whichever is less. 2+ bedrooms: Maximum size of 1,000 ft ² or 50% of the dwelling unit, whichever is less.	0-1 bedroom: Maximum size of 850 ft ² 2+ bedrooms: Maximum size of 1,000 ft ² On properties with a detached ADU and JADU, ADU can only be 800 ft ² maximum	Not subject to maximum floor area requirement	800 ft ²
Minimum Size	150 ft ² , provided it meets building, health, and safety codes. Cannot be less than 800 ft ² for 2+ bedroom attached ADUS.					

Maximum Height	<p>Not subject to maximum height requirement</p>	<p>Not subject to maximum height requirement</p>	<p><u>25 ft. maximum</u> if the structure does not comply with underlying zoning setbacks <u>27 ft. maximum</u> north of Pacific Coast Highway or south of Pacific Coast Highway with a Height Variation Permit, if structure complies with the underlying zone setbacks</p>	<p><u>16 ft. maximum</u> for properties not complying with underlying zone setbacks <u>18 ft. + 2 ft. maximum</u> for roof pitch if the ADU is located within a half mile of a major transit stop or high-quality transit corridor <u>27 ft. maximum</u> north of Pacific Coast Highway or south of Pacific Coast Highway with a Height Variation Permit, if structure complies with the underlying zone setbacks</p>	<p>Not subject to maximum height requirement</p>	<p><u>18 ft. maximum</u> if structure does not comply with underlying setbacks <u>18 ft. + 2 ft. maximum</u> for roof pitch if the ADU is located within a half mile of a major transit stop or high-quality transit corridor <u>27 ft. maximum</u> north of Pacific Coast Highway or south of Pacific Coast Highway with a Height Variation Permit, if structure complies with the underlying zone setbacks</p>
Front Setback Secondary Front – Corner Lot	<p>Not subject to front or secondary front setback</p> <p>If expanded for ingress & egress: 20 ft. primary setback and 10 ft. secondary setback</p>	<p>Not subject to front or secondary front setback</p> <p>If expanded for ingress & egress: 20 ft. primary setback and 10 ft. secondary setback</p>	<p>Primary front setback: 20 ft. Secondary front setback: 10 ft.</p>	<p>Not subject to front or secondary front setback</p> <p>If expanded for ingress & egress: 20 ft. primary setback and 10 ft. secondary setback</p>	<p>Primary front setback: 20 ft. Secondary front setback: 10 ft.</p>	

Side Setback	Not subject to side setback If expanded for ingress & egress: 4 ft. side setback	Not subject to side setback If expanded for ingress & egress: 4 ft. side setback	4 ft. (varies based on height)		Not subject to side setback If expanded for ingress & egress: 4 ft. side setback	4 ft. (varies based on height)
Rear Setback	Not subject to rear setback If expanded for ingress & egress: 4 ft. rear setback	Not subject to rear setback If expanded for ingress & egress: 4 ft. rear setback	4 ft. (varies based on height)		Not subject to rear setback If expanded for ingress & egress: 4 ft. rear setback	4 ft. (varies based on height)
Entrance	JADU and ADU require separate entrance from primary residence					
Distance between structures	Not subject to distance requirements If expanded for ingress & egress: 6 ft. required between structures	Not subject to distance requirements If expanded for ingress & egress: 6 ft. required between structures	6 ft.		Not subject to distance requirements If expanded for ingress & egress: 6 ft. required between structures	6 ft.
Kitchen	Efficiency kitchen required	Kitchen required				
Open Space	Not subject to open space requirements	ADUs over 800 ft ² shall provide a minimum of 225 ft ² of continuous private recreation area with minimum interior dimensions of 10 ft.				
Off-Street Parking	No parking required unless any portion of the garage is converted to the JADU	1 off-street parking space required unless waived by CA Government Code 65852.2.	1 off-street parking space required unless waived by CA Government Code 65852.2.	1 off-street parking space required unless waived by CA Government Code 65852.2.	1 off-street parking space required unless waived by CA Government Code 65852.2.	1 off-street parking space required per unit unless waived by CA Government Code 65852.2.

Design Standards	<p style="text-align: center;">Design Standards</p> <ol style="list-style-type: none"> 1. Building architecture including roof type, roof pitch, exterior materials, finishes and color shall match the primary dwelling. 2. Address numerals of all dwelling units shall be clearly visible from the street or displayed in a building directory. 3. ADUs shall have a main entrance separate from the primary dwelling. 4. New entry door shall not open directly toward an alley. 5. Replacement of the garage door shall include a new façade. The new façade shall include a minimum of one window or entryway. 6. Entryway shall include an exterior light fixture. 7. Any plans for an addition or new construction shall identify the location of any mature trees onsite and provide protective measures to ensure preservation of trees. 	
Deed restriction	<p style="text-align: center;">Property owner must record a covenant restriction which restricts the sale of the ADU from the existing dwelling unit and prohibits short term rental of less than 30 days</p>	
Owner Occupancy	Required	<p style="text-align: center;">Effective January 1, 2020, the owner-occupancy requirement is waived until January 1, 2025, as provided in State law. However, if the lot is developed with both an accessory dwelling unit and a junior accessory dwelling unit, the junior accessory dwelling unit is subject to the owner-occupancy requirement.</p>
Easements	<p style="text-align: center;">No portion of an ADU (whether new construction or converted from existing space) may encroach into any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the ADU in the manner proposed. Roof eaves may not be eliminated to meet the easement requirements.</p>	
Impact Fees	N/A	<p style="text-align: center;">Applicant shall pay all applicable development impact fees established by City Council resolution. Accessory dwelling units of less than 750 ft² in size shall be exempt from all impact fees. Accessory dwelling units of greater than 750 ft² in size shall be charged impact fees.</p>
Notes	<ol style="list-style-type: none"> 1. For the purposes of ADU Law, a structure with two or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings for the purposes of ADU State Law. 2. A structure is “existing” if it was legally constructed, and the construction has passed all required final inspections. 3. Pursuant to LMC Sec. 11-1.70.11 residential lots south of Pacific Coast Highway shall obtain a Height Variation Permit for new structures or additions over 16 feet in height measured from natural grade. 4. At least 30 business days prior to construction, property owner(s) shall provide adjacent residential parcels notice of construction. 	