

Check all
that apply



Type 3: New Construction ADU Attached to Primary Dwelling on a Single-Family Lot

Floor Area:

0-1 bedroom:

Maximum size: 850 ft² or 50% of the size of the dwelling unit, whichever is less

Minimum size: 150 ft²

2+ bedrooms:

Maximum size: 1,000 ft² or 50% of the dwelling unit, whichever is less

Minimum size: 800 ft²

If over 800 ft²:

Must comply with lot coverage and floor area ratio and must provide minimum 225 ft² of continuous private recreation area

Cannot infringe upon public or private easements

Height:

25 ft. maximum if the structure does not comply with underlying zoning setbacks

27 ft. maximum if the structure complies with the underlying zoning setbacks

South of Pacific Coast Highway? ADUs over 16 ft. require a Height Variation Permit

Setbacks:

Primary Front: 20 ft.

Rear: 4 ft. (varies based on height)

Side: 4 ft. (varies based on height)

Secondary Front (Corner Lot): 10 ft.

6 ft. from other structures on the property

Parking:

1 off-street parking space required per unit unless waived per Government Code 65852.2.

Required Aspects:

Kitchen

Bathroom

Bed

Separate exterior entrance

Covenant restriction: No sale of ADU separate from primary dwelling

Covenant restriction: No short-term rentals of less than 30 days