

Check all  
that apply



## **Type 4: New Construction Detached ADU on a Single Family Lot**

### **Floor Area:**

0-1 bedroom:

Maximum size: 850 ft<sup>2</sup> (varies if on a lot with a JADU)

2+ bedrooms:

Maximum size: 1,000 ft<sup>2</sup> (varies if on a lot with a JADU)

Minimum size: 150 ft<sup>2</sup>

Cannot infringe upon public or private easements

If over 800 ft<sup>2</sup>:

Must comply with lot coverage and floor area ratio and must provide minimum 225 ft<sup>2</sup> of continuous private recreation area

### **Height:**

16 ft. maximum for properties not complying with underlying zone setbacks

18 ft. maximum + 2 ft. for roof pitch if the ADU is located within a half-mile of a major transit stop or high-quality transit corridor

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

South of Pacific Coast Highway? ADUs over 16 ft. require 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 CA 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