

ATTACHMENT F
SUMMARY OF OTHER LOCAL MUNICIPALITIES' ACCESSORY DWELLING UNIT REGULATIONS

Municipalities with New Regulations Established after State Law was Amended (September 27, 2016)

City / County	Location Requirement		Unit Size (square feet)		Height	Location of Entry Door	Building Separation
	Zoning District	Minimum Lot Size	Minimum	Maximum			
Arcadia	Single- and Multi-family zoned properties with one unit	None	150	<ul style="list-style-type: none"> • <u>Conversion</u> lesser of 1,200 or 50% of the existing primary residence • <u>New</u> Lots <7,500 lesser of 800 or 50% Lots b/w 7,501 and 15,000 lesser of 1,000 or 50% Lots >15,000 lesser of 1,200 or 50% 	Detached ADU is limited to 1 story, maximum height of 16 ft and cannot exceed height of primary residence	Not addressed	6 ft
Beverly Hills	Single- and Multi-family zoned properties with one unit	6,000	Efficiency unit size per state law (150 sq ft)	<ul style="list-style-type: none"> • <u>Attached</u> lesser of 1,200 or 50% of existing primary residence • <u>Detached</u> 650 	<ul style="list-style-type: none"> • <u>Attached</u> Same height restriction as main dwelling • <u>Detached</u> 14 ft in general 	Cannot be located on the front of the primary structure nor facing the street	Not addressed
Cupertino	Single-family zoning districts	None	None	<ul style="list-style-type: none"> • <u>Lots <10,000 sq ft</u> 800 • <u>Lots >10,000 sq ft</u> 1,200 	<ul style="list-style-type: none"> • <u>Conversion & attached</u> 1 story, except converting existing 2nd floor space and complying with landscape requirement to adjoining dwelling • <u>Detached</u> 1 story only 	<ul style="list-style-type: none"> • Entry to 2nd floor ADU cannot be provided by an exterior staircase • All access to ADU must be screened from a public street 	Not addressed

City / County	Location Requirement		Unit Size (square feet)		Height	Location of Entry Door	Building Separation
	Zoning District	Minimum Lot Size	Minimum	Maximum			
Monterey	Single- and Multi-family zoned properties with one unit	5000	None	<ul style="list-style-type: none"> • <u>Attached</u> lesser of 1,200 or 50% of the total floor area (excluding garage) of the primary dwelling • <u>Detached</u> 1,200 (FAR is limited to 0.4) 	12 ft	Not addressed	Not addressed
San Jose	Single-family and Duplex zoned properties with one unit	5,445	None	<ul style="list-style-type: none"> • <u>Attached</u> lesser of 600, 650, 800 (depending on the lot size) or 50% of the total living area of the primary dwelling • <u>Detached</u> 600 to 800 depending on the lot size (max 1 bed/bath) 	<ul style="list-style-type: none"> • <u>Attached</u> same as the base zoning district standards • <u>Detached</u> 1 story, 18 ft (average roof height of 14 ft) 	Cannot be located on the same facade as the front door of the main dwelling	6 ft
Santa Cruz	Single-family and Duplex zoned properties with one unit	4,500	None	Lesser of 10% of the lot area or 1,200, attached ADU cannot exceed 50% of the existing living area	<ul style="list-style-type: none"> • <u>Attached</u> Same as the base zoning district standards • <u>Detached 1 story ADU</u> 15 ft • <u>Detached 2 story ADU</u> 22 ft 	Not addressed	6 ft
Santa Monica	Any property with one unit	4,000	None	650	<ul style="list-style-type: none"> • <u>Attached</u> same as the base zoning district standards • <u>Detached</u> 1 story, 14 ft unless it's located within existing 2 story accessory structure 	Cannot be on the front or street side setback	Not addressed
South Pasadena	Single- and Multi-family zoned properties with one unit	12,500	None	<ul style="list-style-type: none"> • <u>Attached</u> lesser of 1,200 or 50% of the total living area of the primary dwelling • <u>Detached</u> 1,200 	1-story, 15 ft	Cannot be visible from the public right-of-way	Not addressed

Municipalities with New Regulations Currently Under Review

City / County	Location Requirement		Unit Size (square feet)		Height	Location of Entry Door	Building Separation
	Zoning District	Minimum Lot Size	Minimum	Maximum			
Burbank <i>(interim ordinance is in place)</i>	Single- and Multi-family zoning districts if the lot is improved with one unit	None (previous 6,000 sq ft)	None	<ul style="list-style-type: none"> • <u>Attached</u> lesser of 500 or 50% of existing primary residence • <u>Detached</u> 500 	<ul style="list-style-type: none"> • ADUs above detached garage 20 ft in general • All other ADUs limited to 1 story, 13 ft 	Not addressed	Not addressed
Los Angeles – city <i>(pending City Council adoption)</i>	Single-family zoned properties with one unit, Multi-family zoned properties as long as max density is not exceeded (prohibited in hillside area)	None (previous 5,000 sq ft)	None	<ul style="list-style-type: none"> • <u>Attached</u> 50% of the total floor area of the primary dwelling, up to 1,200 • <u>Detached</u> 640 or 50% of the total floor area (excluding garage) of the primary dwelling, up to 1,200 	Same as the base zoning	Not addressed	Not addressed
Los Angeles – county <i>(Interim Policy is in place)</i>	Single- and Multi-family zoned properties with one unit where SFR is permitted by right	None (previous 5,000 sq ft)	150	<ul style="list-style-type: none"> • <u>Attached</u> lesser of 1,200 or 50% of existing primary residence • <u>Detached</u> 1,200 	Same as the base zoning	Not addressed	Not addressed

Municipalities without Updated Regulations

City / County	Location Requirement		Unit Size (square feet)		Height	Location of Entry Door	Building Separation
	Zoning District	Minimum Lot Size	Minimum	Maximum			
Alhambra	Single- and Multi-family zoned properties, under certain conditions	Minimum required lot size for the base zone	400	600	Same as base zoning district	Not addressed	10 feet
Claremont	Single- and Multi-family zoned properties with one unit	Generally 1.5 times the min lot size for each zone, with some additional standards	400	700, no more than 2 bedrooms	<ul style="list-style-type: none"> • <u>Attached</u> cannot exceed height of the primary structure • <u>Detached</u> 1 story with maximum of 15 feet, cannot be constructed over a garage 	Cannot be oriented to the street	Not addressed
Long Beach	Single- and Multi-family zoned properties	4,800	None	Lesser of 10% of the primary unit or 640, no more than 1 bedroom	Same as the base zoning	Cannot be on the front façade, and if it's on the side façade, it needs to be minimum 40' from the front property line	Not addressed (Only attached ADUs are permitted)
Monrovia	Single- and Multi-family zoned properties with one unit	None	150	Lesser of 640 or 30% of the primary residence, max 1 bedroom	<ul style="list-style-type: none"> • <u>Attached</u> same as the base zoning district standards • <u>Detached</u> 1 story 	exterior staircase leading to ADUs on 2nd floor is prohibited	Not addressed
Glendale	<i>No local regulations</i>						