

ADU ORDINANCE AMENDMENT



WHAT ARE ADUS AND JADUS?

- Accessory Dwelling Unit (ADU):
 - An independent living space located on the same property as a single-family or multi-family residence.
 - ADUs can be offered as rental housing or provide space for family members or caregivers.
- Junior ADU (JADU):
 - A smaller version of an ADU, with a maximum size of 500 square feet, located within a single-family home.

ADU ORDINANCE AMENDMENT PROPOSES:

1. Amendments to **definitions** for ADUs and JADUs to conform with changes to State law.
2. Amendments to local **development standards** and **processing timelines** pursuant to State law.
3. Establishment of objective planning standards for ADUs in County **Historic Landmarks, Historic Districts, and Mills Act Contract Properties**.
4. Codification of **statewide exemption ADUs**, to which local development standards do not apply.
5. Accommodations for **animal-keeping** in proximity to ADUs and JADUs.

WHAT ARE STATEWIDE EXEMPTION ADUS?

1. Single-Family Residential properties can build:
 1. 1 JADU,
 2. 1 interior ADU, and
 3. 1 detached ADU (≤ 800 square feet, ≤ 16 -20 feet tall, ≥ 4 -foot setbacks).
2. Multi-Family Residential properties can build:
 1. 25% of existing primary units as interior ADUs, and
 2. 2 detached ADUs ($\leq 1,200$ square feet, ≤ 16 -20 feet tall, ≥ 4 -foot setbacks).

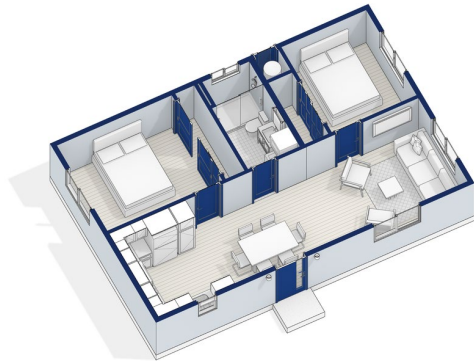
LA County Planning must allow the above, per State law.

(Gov. Code § 65852.2(e))

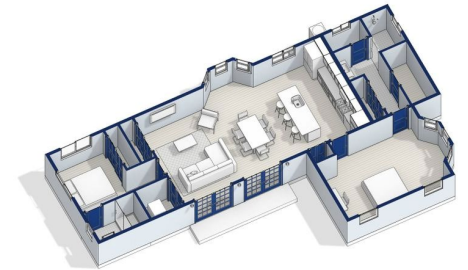
ADU ORDINANCE AMENDMENT LOCAL FOCUS: ALTADENA

1. Allows JADUs and statewide exemption ADUs on lots in Very High Fire Hazard Severity Zones (VHFHSZs) with substandard vehicular access.
 - Required by State law.
2. Continues prohibition of other, larger detached ADUs on these lots, e.g.:

ALLOWED:
750 square feet
2 bed / 1 bath

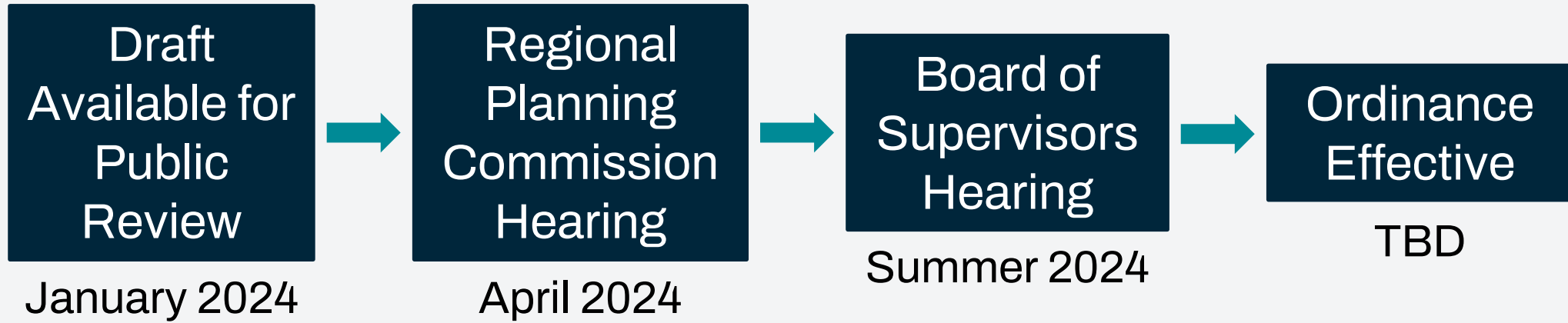


NOT ALLOWED:
1200 square feet
2 bed / 2 bath



images: cotta.ge

ADU ORDINANCE AMENDMENT: NEXT STEPS



MORE INFORMATION:

planning.lacounty.gov/long-range-planning/adu-ordinance-amendment/

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