



# CITY OF INGLEWOOD

## ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

### Planning Division



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### **Accessory Dwelling Unit (ADU) Development Standards**

Policy Interpretation for the Accessory Dwelling Unit Ordinance (ADU) per Assembly Bill No. 2299 (AB 2299, AB 2406, AB 494, SB 229, SB 269)

***Note: Site inspection required for all proposed ADUs.***

**Zoning:** Allowed in all residential zones on lots that contain a maximum of one proposed or existing primary residence.

**Minimum Setbacks: Rear** 5' (**Detached**)  
25' (**Attached**) as specified in Section 12-18.4

**Side** 3-5' as specified in Section 12-18.3

**Front** 25' as specified in Section 12-18.2

**Minimum/Maximum Size:** **Detached ADU:** 150-1200 square feet  
**Attached ADU:** 150-1200 square feet, **and** not to exceed 50% of existing **primary** residence.

**Building Separation:** 1-story: 10' (**New**)/ 6' (**Existing Accessory Structure**)  
2-story: 16' (**New**)

**ADU Parking:** 1 enclosed or unenclosed parking space for the ADU and it may be provided in a tandem configuration on the driveway, however, no parking is required for the ADU if any of the following apply (or other exceptions contained in Government Code 65852.2):

1. If the proposed ADU is located within ½ mile of a Public Transit stop, **or**
  2. If the proposed ADU is a part of the existing legal primary residence or existing accessory structure, **or**
  3. If on-street parking permits are required but not offered to the occupant of the proposed ADU.
- All ADUs are required to record a covenant with the LA County Recorder.

**Building Division Requirements:**

- ADUs are required to comply with the current version of the Building Code.
- Fire sprinklers shall not be required in an ADU if they are not required for the primary residence.
- New ADU structures may be required to provide a 4-corner survey, as determined by the City Building Official.

## Code Enforcement Requirements:

- Site must not have any open Code Enforcement violations.

## Frequently Asked Questions:

1. Question: Does the City allow Accessory Dwelling Units?  
Answer: Yes, an ADU may be permitted if it meets the development standards requirements and subject to Government Code Section 65852.2.
2. Question: Can an ADU be rented separately?  
Answer: Yes, an ADU may be rented separately from the primary residence, but may not be sold or otherwise conveyed separately from the primary residence. The primary owner must occupy the primary or accessory dwelling unit. On a property which contains an ADU, if the owner does not occupy the primary or accessory dwelling unit, the ADU will revert to use as an accessory structure that will not be rented separately from the main residence. A covenant will be required to be recorded with the Los Angeles County Recorder's office specifying applicable conditions of approval of the ADU.
3. Question: Can an ADU be used for short term rental (e.g. Airbnb, VRBO and the like)?  
Answer: No, an ADU may not be used for short term rental (e.g. Airbnb, VRBO and the like). A covenant will be required to be recorded with the Los Angeles County Recorder's office specifying applicable conditions of approval of the ADU.
4. Question: Can an existing garage that provides required parking for the primary residence be converted into an ADU?  
Answer: Yes, a garage that provides required parking for the primary residence can be converted to an ADU. Replacement parking for the primary residence must be provided on site but can be enclosed or unenclosed; may be in a tandem configuration; must be located on a driveway; and must be brought into conformance with driveway regulations.
5. Question: Does the City allow new non-ADU detached accessory structures?  
Answer: Yes, accessory structures are allowed per the requirement of Section 12-12 of the IMC.
6. Question: Is there a formal submittal required for ADU approval by the Planning Division?  
Answer: Yes, four (4) minimum 24x36, fully scaled and dimensioned sets of plans are required (i.e., Site Plan, Floor Plan, Elevations). Applicants must also provide one copy of Proof of Residency (i.e., utility bill) and Proof of Ownership (i.e., recorded grant deed). Additional plans and information may be required by the Building Division. New ADUs are required to submit a Master Land Use Application and Environmental Checklist.

7. Question: Is there a Planning fee associated with the ADU approval?  
Answer: Yes, Site Plan Review fees are required if construction of the new ADU is valued over 20,000 dollars per Section 12-39.50 of the Inglewood Municipal Code.
8. Question: What information is included in the Covenant?  
Answer: All ADU covenants must include the following information:
1. ADUs not to be sold separately
  2. ADUs must be on an owner-occupied property
  3. ADUs are not for short term rentals

***Until the City adopts an ADU ordinance, the conditions specified above will apply to review and approvals of applications for detached and attached ADUs.***