



# CITY OF INGLEWOOD

## ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

### Planning Division



## Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development Standards per Government Code 68582.150

Definitions:

- **“Accessory dwelling unit (ADU)”** means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that a single-family or multi-family dwelling is or will be situated.
- **“Junior accessory dwelling unit (JADU)”** means a unit that is no more than 500 square feet in size and contained entirely within or attached to a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure. For example, the primary residence and the JADU may share central systems and utilities, share a bathroom, and contain a basic kitchen with a food preparation counter, storage cabinets, and small plug-in appliances. A JADU may also have a separate entrance from the primary residence.

	Attached to the Primary Residence	New Detached	New Addition Above or Attached to an Existing Detached Accessory Structure	Conversion of an Existing Detached Accessory Structure
<b>Eligible Sites</b>	<p>ADUs and JADUs are allowed in all Residential and Mixed-Use zones on properties with at least one existing or proposed primary residence: H-C, C-2 (in Morningside Park and Manchester Mixed Use Overlay Only), C-N, MU-1, MU-3, MU-4, MU-C, R-1, R-1 ½, R-1Z, R-2, R-2A, R-3, R-4, R-M.</p> <p>A lot containing a single-family residence may contain both an ADU and JADU if both units meet the development standards contained within.</p>			
<b>Number of ADU’s Allowed</b>	<p><b>Single Family Properties:</b> 1 ADU max. per lot</p> <p><b>Multi-Family Properties:</b> 1 ADU or an amount Up to 25% of a site’s as-built density. ADU conversions are allowed within non-livable space of the existing multi-family structure only. Subdivided units must meet unit sizes specified in IMC Chapter 12, Article 1.1, Section 12-6(b-c).</p>	<p><b>Single Family Properties:</b> 1 ADU max. per lot</p> <p><b>Multi-Family Properties:</b> An amount Up to 25% of a site’s as-built density with a maximum of 2 detached ADUs.</p>	<p><b>Single Family Properties:</b> 1 ADU max. per lot</p> <p><b>Multi-Family Properties:</b> An amount Up to 25% of a site’s as-built density with a maximum of 2 detached ADUs.</p>	<p><b>Single Family Properties:</b> 1 ADU max. per lot</p> <p><b>Multi-Family Properties:</b> An amount up to 25% of a site’s as-built density with a maximum of 2 detached ADUs.</p>
<b>Number of JADU’s Allowed (Single Family Properties Only)</b>	1 JADU attached to Primary Residence per lot.			N/A
<b>Side Yard Setback</b>	<p><b>Single Family Properties:</b> Side and rear yard of not less than 4 feet for any additions to a residence for new detached ADUs.</p> <p><b>Multi-Family Properties:</b> Additions to the existing structure are not permitted. Non-livable floor area may be subdivided from within the existing building footprint.</p>	Side and rear yard of not less than 4 feet for new detached ADUs.	Setbacks are not required for an existing accessory structure or garage conversions to an ADU when built within the existing building footprint.	
<b>Rear Yard Setback</b>			Side and rear yard setbacks of not less than 4 feet are required for ADU additions to existing accessory structure or garage.	

## ADU and JADU Development Standards cont.

	Attached to the Primary Residence	New Detached	New Addition Above or Attached to an Existing Detached Accessory Structure	Conversion of an Existing Detached Accessory Structure
Max. Height	<p><b>Single Family Properties:</b> Refer to the IMC height requirements for Zone in which the ADU is proposed.</p> <p><b>Multi-Family Properties:</b> 25 feet max. height.</p>	<p><b>Single Family Properties:</b> Refer to the IMC height requirements for the Zone in which the ADU is proposed.</p> <p><b>Multi-Family Properties:</b> 18 feet max. height 2 additional feet are allowed to accommodate a roof pitch aligned with the primary dwelling unit.</p>	<p><b>Single Family Properties:</b> Refer to the IMC height requirements for the Zone in which the ADU is proposed.</p> <p><b>Multi-Family Properties:</b> For additions an existing building footprint, refer to the IMC height requirements for the Zone in which the ADU is proposed.</p> <p>For additions to existing structures outside of the building footprint, the height limit is 18 Feet.</p>	N/A
Additional Minimum Dwelling Unit Requirements	Bedroom sizes must comply with <b>California Building Code</b> regulations.			
Min. /Max. Size <sup>1</sup>	<p>JADU: Min. Size: 150 square-feet Max. size: 500 square-feet</p> <p>ADU: Min. Size: 150 square-feet Max. Size: 850 square-feet or 50% of the square-footage of the existing primary residence, whichever is greater.</p>	<p>ADU: Min. Size: 150 square-feet Max. Size: 1,200 square-feet</p>	<p>ADU: Min. Size: 150 square-feet Max. Size: 1,200 square-feet</p> <p>An expansion of no more than 150 feet is allowed to accommodate ingress and egress when converting an existing accessory structure to an ADU.</p>	
Building Separation: Between ADU and primary residence <sup>2</sup>	N/A	Building separation must comply with <b>California Building Code</b> regulations.		
Building Separation: Between the ADU and any other accessory structure <sup>2</sup>	Building separation must comply with <b>California Building Code</b> regulations.			
Parking for primary residence <sup>3</sup>	<p><b>Single Family Properties:</b> Refer to IMC Residential Parking requirements (Article 19) when a JADU is proposed.</p>	N/A		
Parking for ADU <sup>3</sup>	<p>No parking required when 1) located within a ½ mile of transit (walking distance) or 1 block of a car-share vehicle, 2) ADU is part of an existing or proposed primary residence or accessory structure, or 3) on-street parking permits are required but not offered to the ADU resident. If the above does not apply, one parking space shall be provided on the driveway in a tandem configuration.</p>			

<sup>1</sup>Square-footage is measured by exterior dimensions and excludes the area of interior stairwells above the first floor. For ADUs that are 1,200 square-feet in size, balconies, porches, and verandas are excluded from square-footage so long as a covenant is recorded to prevent their future enclosure.

<sup>2</sup> Where lot size constraints make building separation infeasible, an ADU may be constructed according to the development standards outlined in Government Code Section 65852.2 (c)(2)(C). (This is the statewide exemption ADU)

<sup>3</sup>If enclosed parking for the primary residence(s) is partially or fully demolished on-site in an area of the lot that does not overlap with the ADU building footprint, then it must be replaced on-site and meet current IMC standards.

Notes:

## ADU and JADU Development Standards cont.

- New construction of ADUs and ADU's located in specific zones (e.g., R-3, R-4, R-M, mixed-use zones) are subject to IMC entitlement processes, such as Site Plan Review process and fees.
- A covenant must be recorded on the property before an ADU or JADU Building Permit is finalized.
  - The covenant prohibits the ADU from being sold or otherwise conveyed separately from the primary dwelling and prohibits the use of the ADU as a short-term rental (rentals of 30 days or less advertised via Airbnb, VRBO and the like).
  - When a property contains a JADU, the covenant will also require that an owner occupy the single-family residence or JADU.
- "Accessory" shall mean a building, part of building or structure or use which is subordinate to, and the use of which is incidental to that of the main building, structure or use on the same lot. Where the wall of an accessory building is a part of, or joined to, the wall of the main building, such accessory building shall be counted as part of the main building. An existing accessory structure includes a demolished and rebuilt accessory structure, if built in the same location and with the same or lesser dimensions and height.
- "Multi-family unit," for the purposes of state ADU law, a structure with two or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings for the purposes of state ADU law.