



architecture + planning

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What is an ADU (Accessory Dwelling Unit) and How can I build one?



What is an 'Accessory Dwelling Unit' or ADU?

Starting in January 2017 it is legal in California to build and inhabit an Accessory Dwelling Units or ADU. All Cities in California are developing their own individual guidelines to the process taking into account town planning and building regulations, density and neighborhood character. The purpose is to increase the supply of affordable housing while maintaining a single family character in our neighborhoods.

* Per the latest California laws you can now add up to two ADUs in your property: one full ADU (attached or detached) and one Junior ADU(JADU) within the perimeter of the existing house (up to 500 sf).



ADU addition to existing garage –Torrance, CA



How does the process work?

It is similar to any other remodel or construction process for a home. You and your architect develop the plans and submit to the City for approval . All existing regulations, setbacks, height limitations apply as per City codes.

How big can the ADU be?

The maximum allowed size is 1,200 square feet of floor space for a detached unit, and a max of 900 square feet if attached to the main house. Your local planning department will have specific maximum square footage requirements based on your particular site.



After

ADU addition to existing garage - Granada Hills, CA



Before

What are setback requirements?

The local city planning department will have specific guidelines regarding front, side and rear setbacks for the specific lot. If you want to convert an existing garage to an ADU, its current location from the property line will be grandfathered in, even if it extends within the current setback area. If you want to add to the existing garage, any new construction must abide by the current setback regulations.

How much are the building permit fees?

They vary by City and also depends on project size and complexity.



ADU new construction in Yucaipa, CA



Do I need extra parking spaces?

Yes, you are required to provide dedicated space which could be uncovered or tandem. However, you are not required to provide additional parking if you are in any of the following situations:

1. Your property is within ½ mile from public transit.
2. Your property is designated historic resource.
3. The ADU is fully contained within the walls of the primary residence.
4. A car-share vehicle is within one block of the property.

Are you thinking about building an ADU in your property?

Please give **LGStudio** a call for more information and how we can help you go through the design and permitting process.

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