

## QUESTION: what should a reasonable ADU 'granny flat' ordinance look like?

### References:

- Council File 14-0057: Accessory Dwelling Units: Implementation of AB 1866 / Regulatory Barriers
- LA Times article: "Hitting Garcetti's goal of 100,000 new homes by 2021 won't be easy" <http://lat.ms/1z6foLC>
- American Planning Association Los Angeles section: Planning for the Sharing Economy Audio <http://bit.ly/1sg3fht>
- PlancheckNC: <http://plancheckncla.com/2009/12/adus-what-can-be-done/>
- Specific Legislation: AB 1866 California Code 65852.150

1. What should the minimum lot size be? Include small lot subdivisions?
2. What should the maximum unit size be?
3. In what zones will they be allowed: single family and/or other residential?
4. Who should the applicant be: resident property owner or other?
5. What will required parking be?
6. Should there be a height limit for detached ADUs?
7. Should ADUs comply with setback, height and lot coverage standards of the zone in which they are located? Exceptions?
8. Should the exterior design of the second unit match that of the main dwelling in terms of building forms, materials, colors, exterior finishes, and style of doors and windows? Design guidelines?
9. Should the unit retain the appearance of a single-family dwelling, and be integrated into the design of the existing unit on the property?
10. Should there be performance standards applied, and what should they be?
11. From other local jurisdictions' current ordinances on ADUs [including Culver City, Santa Monica, Pasadena, and Burbank]:
  - a. *Demolition of the existing single family unit shall not be allowed for ADU construction [Pasadena]*
  - b. *The principal use [to which the secondary unit is added] shall be inspected for minimum housing code compliance. The principal unit shall be brought into compliance before occupancy of the second unit is allowed [Long Beach]*
  - c. *ADUs may be only developed on parcels which contain no more than one existing single-family residence [Pasadena]*
  - d. *IF owner occupies neither unit, the ADU is automatically declared nonhabitable space and may not be used as a dwelling or rented [Pasadena]*
  - e. *An ADU shall not be built over a garage [Burbank]*
  - f. *There shall be only one ADU per property [Culver City]*
  - g. *Lot coverage of ADU counts toward parcel total [Santa Monica]*
  - h. *Garage conversions not allowed unless parking requirements are met [Santa Monica]*
  - i. *Units must connect to common sewage disposal; utilities metered through primary unit [Pasadena]*
  - j. *Only 1 separate bedroom per ADU [Culver City]*
  - k. *The entrance to the secondary unit shall not be on the front facade. If the entrance is on the side facade, the entrance shall be set back a minimum of forty feet (40') from the front lot line [Long Beach]*
  - l. *The secondary unit shall comply with the setback, height and lot coverage standards of the zone in which it is located [Pasadena, Burbank, Culver City, Santa Monica]*
  - m. *Covenant/deed restriction shall be required [Burbank]: The owner of the parcel of land upon which the second dwelling unit is proposed to be located shall execute a covenant running with the land in a form satisfactory to and approved by the City Attorney and containing a reference to the deed under which the parcel of land was acquired by the present owner, which covenant will contain the conditions imposed pursuant to the provisions of this section, including the following provisions:*
    - i. *The second dwelling unit shall not be sold separately*
    - ii. *The second dwelling unit is restricted to the approved size.*
    - iii. *The second dwelling unit shall be occupied and used as such only so long as either the primary dwelling unit is occupied by the owner of record as his or her principal residence with yearly certification*
    - iv. *The second dwelling unit and the lot shall be developed and maintained in conformance with all required development standards*

Feel free to expand on this with your own ideas