

Accessory Dwelling Unit (ADU) Garage Conversion Reference Documents

June 2019



To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.



Frequently Asked Questions

1. What is an APN?

An Assessor Parcel Number (APN) is a unique number assigned to each parcel of land by a county tax assessor. To find your home's APN, go to your local county assessor's office web site and search for your address. There you can see information regarding your APN, lot size, home type, property tax history, and sale price history. The link to the LA County Assessor's Office is below:

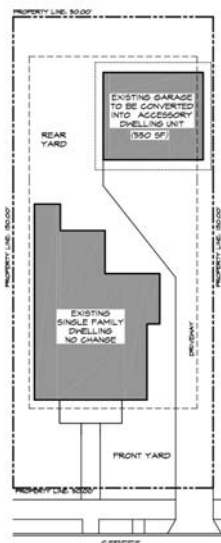
<http://maps.assessor.lacounty.gov/>

2. What is a zone or zone district?

It is a section of the city which has certain requirements for the use of land as well as improvement and development standards. Please see Maps and Demographics page on the Long Beach Planning website (<http://www.lbds.info/planning>) to see where your property is on the map to find out your property's zone. For more information, see Section 21.15.3370 of the Long Beach Municipal Code.

3. What is gross floor area (GFA)?

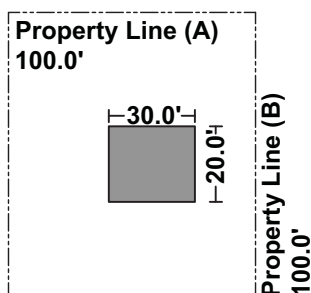
Total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines. See the shaded area in the diagram below. For more information, see Section 21.15.1070 of the Long Beach Municipal Code.



4. What floor area ratio (FAR)?

The numerical value obtained by dividing the gross floor area (of all floors) of a building or buildings located on a lot or parcel of land by the total area of the lot or parcel of land. For more information, see Section 21.15.1090 and Section 21.31.235 of the Long Beach Municipal Code.

Example:



$$\text{FAR} = \frac{\text{GFA}}{\text{LOT AREA}}$$

$$0.06 = \frac{30 \times 20 = 600}{100 \times 100 = 10000}$$

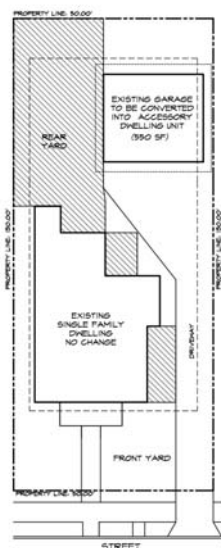
Frequently Asked Questions

5. What is lot coverage?

The percentage of the area of the lot covered by a building at all levels. This includes the perimeter of the building as viewed from a plan view, plus the area of all accessory buildings and structures. For more information, see Section 21.15.1620 and Section 21.31.225 of the Long Beach Municipal Code.

6. What is usable open space?

Usable open space means any space on a lot not enclosed within a building which is designed for specific recreational purposes, including active and passive recreational activities. For more information, see Section 21.15.3160 of the Long Beach Municipal Code. See the shaded area in the diagram below.

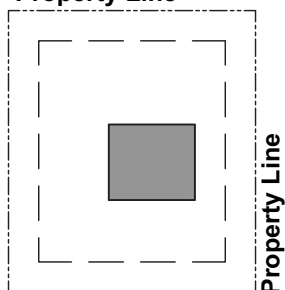


7. What is a setback line?

A line across the front, sides or rear of any private or public property. The setback prohibits the subsequent erection of any building, fence or other structure in the area between such line and the lot line. For more information, see Section 21.15.2470 of the Long Beach Municipal Code.

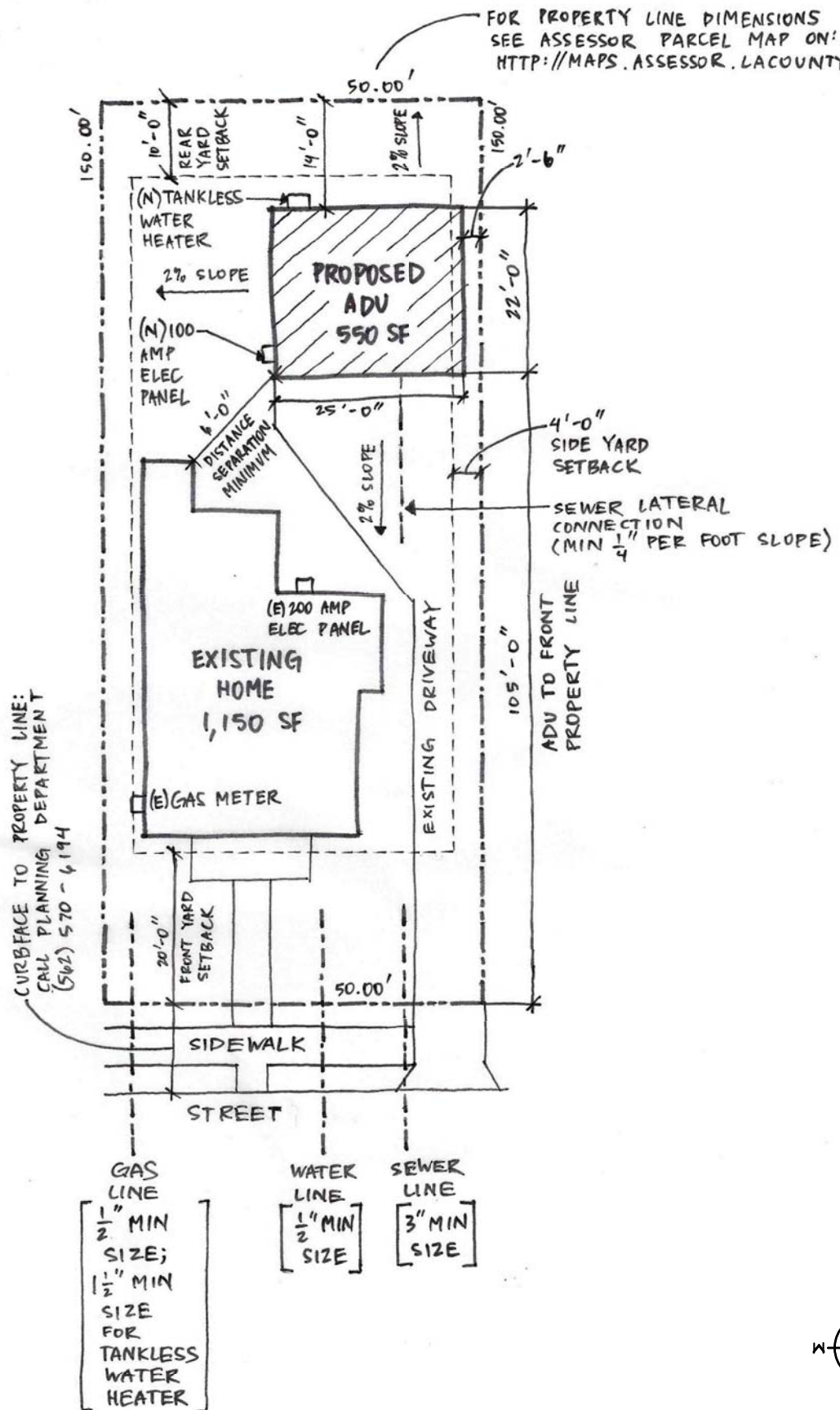
Example:

Property Line



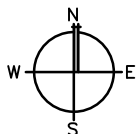
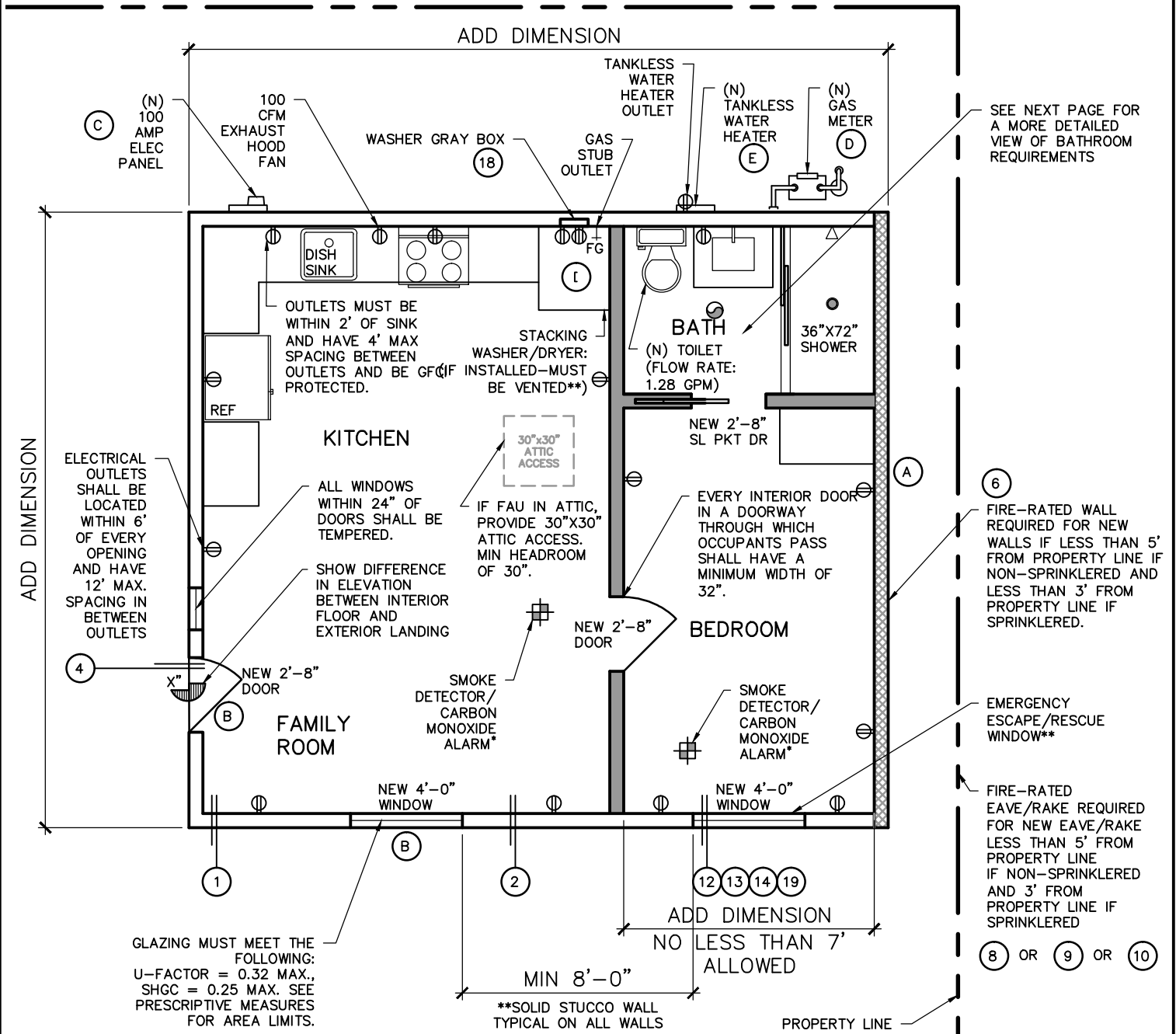
LINE TYPE LEGEND

-----	PROPERTY LINE
----	SETBACK LINE
_____	BUILDING OUTLINE
	BUILDING AREA OF ADU



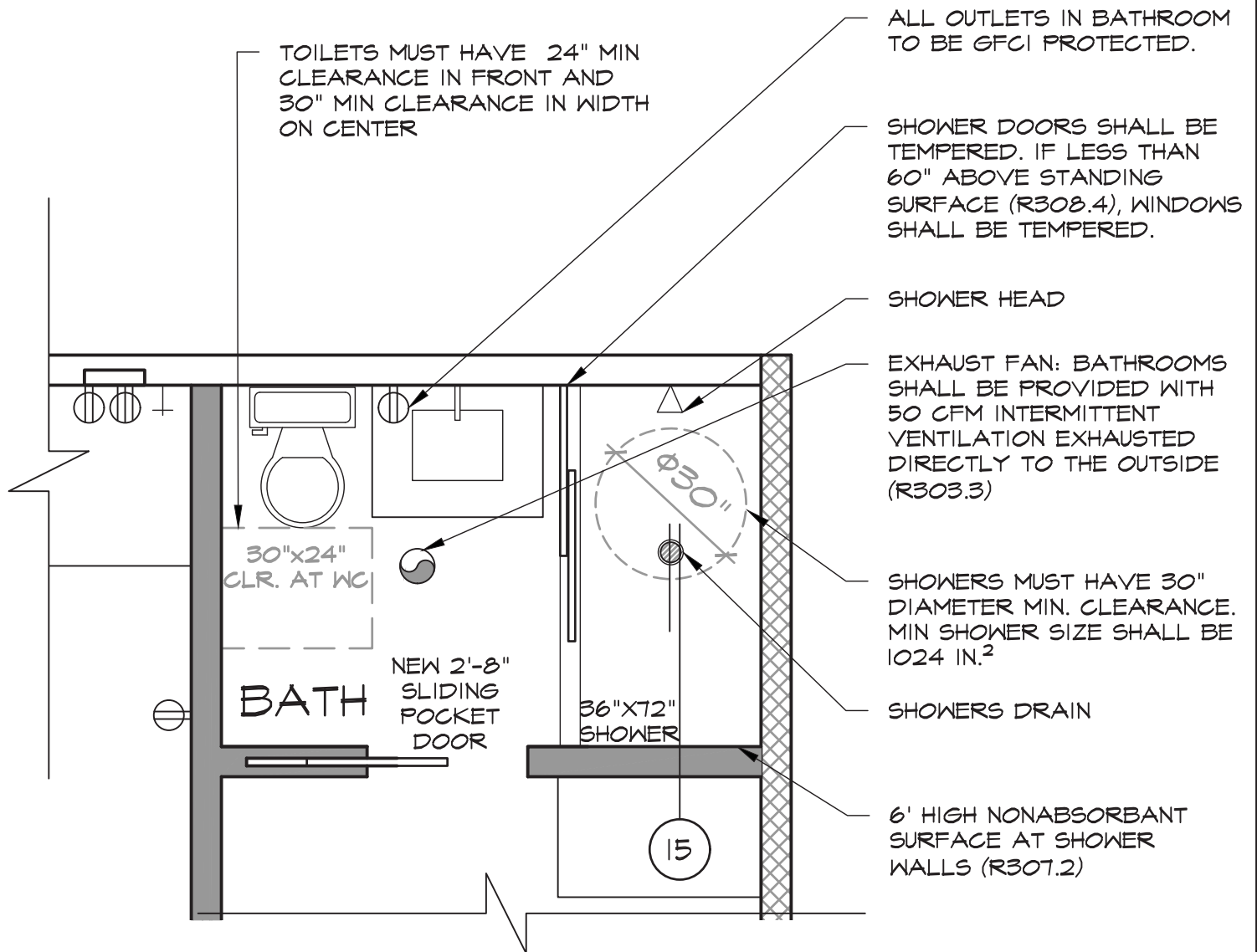
Prescriptive Provisions For ADU

(These are examples of construction requirements to meet the general requirements and specifications in the 2016 California Residential Code (CRC). Your design layout may vary from this layout but the construction requirements must still be met.)



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***** FIXTURE FLOW RATES:**

- WATER CLOSETS: ≤ 1.28 GPM
- URINALS: ≤ 0.125 GAL/FLUSH
- SINGLE SHOWER HEADS: ≤ 2.0 GPM @ 80 PSI
- MULTIPLE SHOWER HEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME
- LAVATORY FAUCETS: MAX 1.2 GPM @ 60 PSI / MIN. 0.8 GPM @ 20 PSI
- KITCHEN SINK FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM