



Summary of Accessory Dwelling Unit Regulations and Guidelines

Effective January 1, 2021, this document supersedes Section 21.51.276 (Accessory Dwelling Units) of the Zoning Regulations, Title 21, LBMC, and previous departmental ADU guidelines.

Table 1 – General Provisions

Definitions	
<p>Accessory Dwelling Unit (ADU)</p> <p>(Commonly known as a granny flat, second unit, in-law quarters, casita, etc.)</p>	<p>“Accessory dwelling unit” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.⁽¹⁾ Owner occupancy on the property is not required, unless in combination with a JADU (see below), from January 1, 2020 through December 31, 2024.</p>
<p>Junior Accessory Dwelling Unit (JADU)</p>	<p>“Junior accessory dwelling unit” means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.⁽²⁾ A JADU can <i>ONLY</i> be created through conversion of an existing portion of an SFD, not a garage or other accessory building. Owner occupancy IS required in one of the units on a property with a JADU. If the JADU does not share kitchen and bathroom facilities with the primary dwelling, it must be provided with its own kitchen and bathroom.</p>
<p>Single-family Dwelling (SFD)/Duplex</p>	<p>One dwelling unit in one building⁽³⁾, not including an ADU or JADU. A duplex⁽⁴⁾, two dwelling units in one building, is treated as an SFD and not a multi-family dwelling (MFD) for the purposes of determining the number, type, and development standards of ADU/JADUs.</p>
<p>Multi-family Dwelling (MFD)</p>	<p>Three or more dwelling units in one building, not including an ADU or JADU. For ADU purposes, includes LBMC definition of “Multi-family dwelling”.⁽⁵⁾</p>
Locations Allowed	
<p>Zoning Districts Allowed</p>	<p>ADUs/JADUs are allowed in residential zoning districts allowing single-family and multi-family residential uses; and where residential uses are allowed in mixed-use zoning districts, planned development districts, and specific plans. Not allowed in zones, PDs, or SPs that do not allow residential uses, even if a nonconforming residential use is present.</p>
Review Process	
<p>General (if none of the below apply)</p>	<p>A building permit will be reviewed within 60 days of submittal. If there is no existing SFD or MFD on the property, or an ADU is proposed with a new SFD/MFD, the City may not act on the ADU/JADU until it acts on the SFD/MFD, and the 60-day timeline does not begin until the City acts on the SFD/MFD.</p>
<p>Historic district or Designated Historic Landmark</p>	<p>A Certificate of Appropriateness must be obtained prior to application for building permits.</p>
<p>Property in Coastal Zone</p>	<p>All required Coastal processes must be completed prior to application for building permits. See parking requirements also.</p>
<p>Site Plan Review Process</p>	<p>Site Plan Review is required prior to submittal for building permits for any ADU project that:</p> <ul style="list-style-type: none"> • Has five or more existing or proposed primary dwelling units, or • Proposes to use a shipping container (or elements of a shipping container).

References ^{(1),(2), etc.} on last page of document.

ADU/JADU REGULATIONS FOR SINGLE-FAMILY RESIDENCES AND DUPLEXES

Tables 2, 3, and 4 summarize the types and sizes of ADU and JADU projects that can be permitted at lots with a single-family dwelling (SFD) or duplex, the maximum unit sizes for each, and the required development standards. This includes properties with two or more detached SFDs. Only one ADU and one JADU is allowed per lot regardless of the number of detached SFDs. A JADU is only allowed at an SFD, and not at a MFD. See Section 21.15.250 for definition of “Attached.”

Any project type not listed below is prohibited, unless determined by the Zoning Administrator to be consistent with §65852.2 of the California Government Code and the local ADU regulations.

See Table 7 for parking requirements.

Table 2 – ADU Projects Permitted at an SFD/Duplex and Maximum Unit Sizes

ADU Projects Permitted for a Single-Family Dwelling	Maximum Size (sq. ft.)
Allowed per §65852.2(e) of California Government Code	
1. Convert existing detached accessory building to ADU (including garage)	800 ^{(A)(B)}
2. Convert existing attached accessory building to ADU (including garage)	800 ^{(A)(B)}
3. Convert portion of existing SFD to ADU (ground floor or upper story), no addition	800 ^{(A)(B)}
4. Build new detached ADU	800 ^(B)
Allowed per other subsection of §65852.2 and/or local ordinance	
5. Build new attached ADU (ground floor or upper story)	800 ^(B)
6. Build addition to existing SFD to create ADU (ground floor or upper story)	800 ^{(A)(B)(C)}
7. Build addition to existing detached accessory building to create ADU (ground floor or upper story)	800 ^{(A)(B)(C)}
8. Build addition to existing attached accessory building to create ADU (ground floor or upper story)	800 ^{(A)(B)(C)}
9. Build new SFD with new attached or detached ADU (ground floor or upper story) ^{(D)(E)}	800 ^(B)

Table 3 – JADU Projects Permitted at an SFD/Duplex and Maximum Unit Sizes

JADU Projects Permitted for a Single-Family Dwelling	Maximum Size (sq. ft.)
Allowed per §65852.2(e) of California Government Code	
1. Convert portion of existing SFD to JADU (ground floor or upper story), no addition, and does not include attached accessory buildings	500 ^(A)
2. Build new SFD with new attached JADU (ground floor or upper story), cannot be detached ^{(D)(E)}	500

- Notes:
- (A) 150 sq. ft. may be added for ingress and egress only.
 - (B) Up to 850 sq. ft. may be allowed for a zero- or one-bedroom ADU, and 1,000 sq. ft. may be allowed for a two-or-more-bedroom ADU if the lot meets Lot Coverage, Open Space, and FAR requirements for the zoning district, including the full GFA of the ADU project.
 - (C) Includes total size of addition and conversion of existing space.
 - (D) New SFD must be approved before or concurrently with ADU.
 - (E) New SFD includes demolished/rebuilt SFD per Sections 21.15.750 (“Demolish”) and 21.15.2250 (“Rebuild”).

Table 4 – Development Standards for ADUs and JADUs for an SFD/Duplex

ADU/JADU Projects for a Single-Family Dwelling or Duplex		ADU standard		JADU standard	
Setbacks – side and rear		ADU		JADU	
<ul style="list-style-type: none"> • Conversion of existing attached accessory building • Conversion of detached accessory building (ADU only) 		May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)			
<ul style="list-style-type: none"> • Permitted addition of 150 sq. for ingress/egress to existing attached or detached accessory building 		4 ft. side and rear, or as required by zoning district, whichever is less			
<ul style="list-style-type: none"> • Conversion of existing portion of SFD 		May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)			
<ul style="list-style-type: none"> • Build new detached ADU 		4 ft. side and rear		N/A	
<ul style="list-style-type: none"> • Build new attached ADU 		As required by zoning district		N/A	
Setback – front yard		ADU		JADU	
<ul style="list-style-type: none"> • Any new construction 		As required by zoning district		As required by zoning district (limited to ingress/egress)	
<ul style="list-style-type: none"> • Conversion of portion of existing SFD, or attached or detached accessory building, does not include additions 		May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)			
Height limits		ADU		JADU	
<ul style="list-style-type: none"> • Conversion of existing attached accessory building (no addition) 		Must maintain height of existing building		N/A	
<ul style="list-style-type: none"> • Conversion of existing detached accessory building 		Must maintain height of existing building		N/A	
<ul style="list-style-type: none"> • Conversion of existing portion of SFD 		Must maintain height of existing building			
<ul style="list-style-type: none"> • Build new attached ADU • Build new SFD with attached ADU 		As required by zoning district		N/A	
<ul style="list-style-type: none"> • Addition to existing SFD to create ADU 		As required by zoning district		N/A	
<ul style="list-style-type: none"> • Build new detached ADU • Addition to existing detached accessory building (includes second story) 		25 ft. and 2 stories, or as required by zoning district, whichever is less		N/A	
<ul style="list-style-type: none"> • All other ADU situations 		16 ft.		N/A	

ADU REGULATIONS FOR MULTI-FAMILY DWELLINGS

Tables 5 and 6 summarize the types and sizes of ADU projects that can be permitted at lots with a multi-family dwelling (MFD), the maximum unit sizes for each, the maximum number of ADUs, and the required development standards. A multi-family dwelling includes properties with three or more dwelling units in the same building or “attached.” See Section 21.15.250 for definition of “Attached.” JADUs are not permitted at MFDs.

Any project type not listed below is prohibited, unless determined by the Zoning Administrator to be consistent with §65852.2 of the California Government Code and the local ADU ordinance, Section 21.51.276 of the Zoning Regulations.

See Table 7 for parking requirements.

Table 5 – ADU Projects Permitted at an MFD, and Maximum Unit Sizes and Numbers

ADU Projects Permitted for a Multi-Family Dwelling	Maximum Size (sq. ft.) per unit	Maximum Number of ADUs
Allowed per §65852.2(e) of California Government Code		
1. Convert existing detached accessory building to ADU (including garage), no addition – detached only ^{(A)(B)}	1,200 ^(C)	2
2. Build new detached ADU ^{(A)(B)(E)}	800 ^(D)	2
3. Build addition to existing detached accessory building to create ADU – detached only ^{(A)(B)(E)}	800 ^{(C)(D)(F)}	2
4. Convert existing attached non-living space to ADU (including storage rooms, boiler rooms, passageways, attics, basements, manager’s office, and attached garages, and other non-living space that is not used for residential amenities. Laundry rooms, community rooms, gyms, and other amenity spaces cannot be converted). ^(A)	1,200 ^(C)	1, or 25% of the permitted number of primary units ^(G)

- Notes:
- (A) State law mandates the City to permit construction/conversion of up to 2 detached ADUs, or the conversion of existing non-living area within the MFD to ADU(s), but not both. Applicant must choose between an attached conversion or detached new build/addition/conversion project.
 - (B) Detached converted accessory buildings, ADUs, and remaining accessory buildings may be attached to each other, but not to primary residential building(s).
 - (C) Addition of 150 sq. ft. for ingress/egress not permitted for ADUs at MFDs.
 - (D) Up to 1,200 sq. ft. may be allowed if the project complies with lot coverage, open space, and floor area ratio requirements for the zoning district.
 - (E) Only permitted in R-3 and R-4 zones, mixed-use commercial zones, and mixed-use PDs and SPs. For MFDs in R-1 and R-2 zones, conversion of existing detached accessory building or attached non-living space is permitted, but no construction of new detached ADU or additions.
 - (F) Includes total size of addition and conversion of existing space.
 - (G) Fractional numbers shall be rounded down to the nearest whole number.

Table 6 – Development Standards for ADUs for an MFD

ADU Projects for a Multi-Family Dwelling	Standard
Setbacks – side and rear	
<ul style="list-style-type: none"> • Conversion of detached accessory building • Conversion of existing attached non-living space of multi-family building 	May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)
<ul style="list-style-type: none"> • Addition to existing detached accessory building to create ADU – detached only 	4 ft. side and rear
<ul style="list-style-type: none"> • Build new detached ADU 	4 ft. side and rear
Setback – front yard	
<ul style="list-style-type: none"> • Any new construction 	As required by zoning district
<ul style="list-style-type: none"> • Conversion of detached accessory building • Conversion of existing attached non-living space of multi-family building 	May maintain existing setbacks, if they are sufficient for fire safety (per Building Code and as determined by the Building Official)
Height limits	
<ul style="list-style-type: none"> • Conversion of existing detached accessory building (no addition) • Conversion of existing attached non-living space of multi-family building 	Must maintain height of existing building
<ul style="list-style-type: none"> • Any new construction 	16 ft.

PARKING REQUIREMENTS

Table 7 summarizes the parking requirements for ADUs at SFDs and MFDs, and JADUs. As required by State law, parking stalls may be provided in a flexible configuration, including tandem parking, and are not required to be located within an enclosed garage or carport. Locations of open parking must comply with Figure 41-3 of Chapter 21.41 (Off-Street Parking and Loading) of the Zoning Regulations.

Table 7 – Parking Required for ADUs and JADUs

Parking Required – Both SFD/Duplex and MFD ADUs	
ADU and JADU projects except the below	One parking stall required per ADU unless any of the following are met: <ol style="list-style-type: none"> (1) The accessory dwelling unit is located within one-half mile walking distance of public transit. (2) The accessory dwelling unit is located within an architecturally and historically significant historic district. (3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure. (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. (5) When there is a car share vehicle located within one block of the accessory dwelling unit.
Conversion of existing garage and carport area to ADUs and JADUs	No parking required
Primary Dwelling(s)	Existing parking stalls (garage, carport, or open) for primary dwelling unit(s) must be maintained, unless the stalls are converted to an ADU.

DEVELOPMENT STANDARDS FOR ALL ADUS AND JADUS

Table 8 describes additional development standards required of all ADUs and JADUs. Any other development standards not specified shall be provided as required in California Government Code §65852.2 and §65852.22, and Title 21, Zoning Regulations, as applicable.

Table 8 – Additional Standards for ADUs and JADUs

Minimum Unit, Lot Size, and Other Requirements	
Minimum ADU/JADU unit size	150 sq. ft. ⁽⁶⁾
Minimum lot size	No minimum for an existing legal lot. Any newly created lot must comply with zoning regulations.
Minimum lot width	27 feet minimum required for new detached ADU of more than 800 sq. ft.
	No requirement for all other ADU and JADU situations.
Maximum lot coverage, minimum usable open space, and floor area ratio (FAR)	Applies per zoning district requirements for any portion of a new detached ADU that exceeds 800 sq. ft.
	No requirement for all other ADU and JADU situations.
Design and Other Standards for all ADUs/JADUs	
<ul style="list-style-type: none"> ▪ Direct exterior access shall be provided. All exterior changes shall be architecturally compatible with existing structures. When a garage is converted, the garage door shall be removed and, framed-in wall shall include architectural details and finishes compatible with the existing buildings on the site. ▪ Second story ADUs shall be designed to lessen the view onto adjacent lots, including orienting an entrance away from a property line, use of obscured or frosted glass, window placement above eye level, and screen walls. In the Coastal Zone, a second story ADU shall be designed to preserve public view of the beach, bay, ocean or tidelands from public areas. ▪ When a garage is converted to an ADU, a landscaped area with a depth between 18”–36” shall be provided in the area adjacent to where the garage door is eliminated – see Section 21.51.276.D.3.d for exceptions. ▪ One street tree shall be provided for each 25 ft. of property frontage on the right-of-way, per Section 21.42.050. ▪ Unused curb cuts must be closed. A driveway, leading to a converted garage, that is too short to provide a legal parking stall must be removed and the curb cut closed. ▪ For a JADU, owner occupancy is required on one unit on the property and shall be guaranteed by a covenant. 	

References:

- (1) California Government Code Section 65852.2(j)(1), as amended (AB 881, Section 1.5).
- (2) California Government Code Section 65852.22(h)(1), as amended (AB 68, Section 2).
- (3) “Single-family Dwelling,” Section 21.15.2410, LBMC.
- (4) “Duplex (two-family dwelling),” Section 21.15.890, LBMC.
- (5) “Dwelling, multiple-family,” 21.15.920, LBMC.
- (6) Minimum size of an “efficiency unit,” defined in California Health and Safety Code Section 17958.1

This information is provided as a convenience to the public and is based upon the provisions of the California Government Code regulating accessory dwelling units, and the applicable code sections of the Zoning Regulations, Title 21, Long Beach Municipal Code. It is not intended to address every possible situation arising out of ADU regulation. Please contact Planning staff at (562) 570-6194 before proceeding on any assumptions based on this guide. No form of approval, verbal, written, or otherwise, is valid until plans are stamped and a building permit is issued by the Building & Safety Bureau.

Authority: California Government Code Sections 65852.2 and 65852.22; all other code citations from Title 21 (Zoning Regulations), Long Beach Municipal Code.

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.