

# City of Beverly Hills Accessory Dwelling Unit (ADU) 2020

## By-Right Standards for Multi-Family Residential Zones

The following regulations must be followed in order to construct a by-right (no entitlement required) ADU or JADU in multi-family zones in the city. If you have questions, please call 310-285-1141 and ask to speak to a planner about ADU requirements. You can also schedule an appointment at the public counter or utilize walk-in hours, which are Monday-Thursday between 8:00 AM and 10:00 AM.

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<b>What is an ADU?</b>	An attached or detached dwelling unit which provides complete, independent living facilities for living, sleeping, eating, cooking, and sanitation, on the same site as a primary dwelling.
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<b>Where can ADUs be constructed?</b>	Any property in the City that is zoned for residential use
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<b>How many ADUs are allowed?</b>	Two ADUs that are detached from a multi-family building  At least one ADU within an existing multi-family dwelling building and up to 25% of the existing units in the building currently on the site (e.g., if a building currently has six units then a total of two ADUs within an existing multi-family dwelling unit may be constructed). These units may be constructed in areas not currently used as livable space, such as parking or storage areas. Each unit MUST comply with state building standards for dwellings.  Note: JADUs are not permitted on multi-family residential properties.
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<b>What size can an ADU be?</b>	All ADUs shall be no less than 150 SF in size  Detached ADUs: 1 bedroom ADUs may be up to 850 square feet and 2+ bedroom ADUs may be up to 1,000 square feet
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<b>What are the required rear and side setbacks?</b>	4'-0" from side and rear lot lines for newly constructed ADUs  If an ADU is created by converting or reconstructing an existing structure in same location as the existing structure, then nonconforming setbacks may be retained
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<b>How much parking is required?</b>	None.  No parking required for ADUs if located within one-half mile of public transit. All multi-family residential properties meet this requirement – therefore no additional parking is required.
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<b>What is the maximum height?</b>	16'-0"
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<b>What if I want to convert a garage or other existing structure?</b>	If an ADU is created by converting or reconstructing an existing structure in same location as the existing structure, then nonconforming setbacks may be retained.  If parking for the primary multi-family residential structure would be lost because an ADU is proposed in place of an existing garage or parking area, the City will not require you to replace the parking that would be lost.  Detached ADUs that are converted from an existing structure and Attached ADUs may include an expansion of no more than 150 square feet ONLY to provide ingress and egress. Such expansion is subject to all applicable setback requirements.
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