

City of Beverly Hills Accessory Dwelling Unit (ADU) 2020

By-Right Standards for Single-Family Residential Zones

The following regulations must be followed in order to construct a by-right (no entitlement required) ADU or JADU in single-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.

Properties north of Santa Monica Boulevard may exceed some of the limitations outlined below by applying for an ADU Use Permit (note: this is an entitlement and is not considered a by-right project). If an ADU Use Permit is requested, an applicant will be subject to City standards and may not receive certain benefits outlined below (e.g., reduced parking and setbacks, etc.). Please see Beverly Hills Municipal Code §10-3-409(B) for more information.

What is an ADU?	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
What is a Junior ADU (JADU)?	A unit no more than 500 square feet contained entirely within an existing single-family structure. May include separate sanitation facilities, or may share with the existing structure
Where can ADUs be constructed?	Any property in the City that is zoned for residential use
How many ADUs are allowed?	One ADU and one JADU per single-family residential property
What size can an ADU be?	<p>All ADUs may be no less than 150 SF in size.</p> <p>Detached ADUs: 1 bedroom ADUs may be up to 850 square feet and 2+ bedroom ADUs may be up to 1,000 square feet</p> <p>Attached ADUs (attached to the single-family dwelling): Shall not exceed 50% of the primary dwelling living area OR 1,200 square feet, whichever is smaller</p> <p><i>If you do not have at least 850 square feet of available floor area remaining on your property (based on City calculations), you may build one 800 SF ADU (detached or attached) regardless of how much floor area is available.</i></p>
What are the required rear and side setbacks?	<p>4'-0" from side and rear lot lines for newly constructed ADUs (note: properties located south of Santa Monica Boulevard <u>may</u> not be required to provide a minimum 4'-0" setback).</p> <p>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.</p>
How much parking is required?	No additional parking is required for ADUs if located within one-half mile of public transit. Note: All properties south of Sunset Boulevard, and some properties north of Sunset Boulevard meet this requirement – therefore no additional parking is required for the ADU in this area.
Maximum height allowed?	16'-0"
What if I want to convert a garage or other existing structure?	<p>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.</p> <p>If parking for the primary single-family residential structure would be lost because an ADU is proposed in place of an existing garage or parking area, the parking does not need to be replaced.</p> <p>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.</p>