



# City of El Segundo

Community Development Department Planning Division  
 350 Main Street, El Segundo, CA 90245  
 Tel: (310) 524-2350, or [Planning@elsegundo.org](mailto:Planning@elsegundo.org)

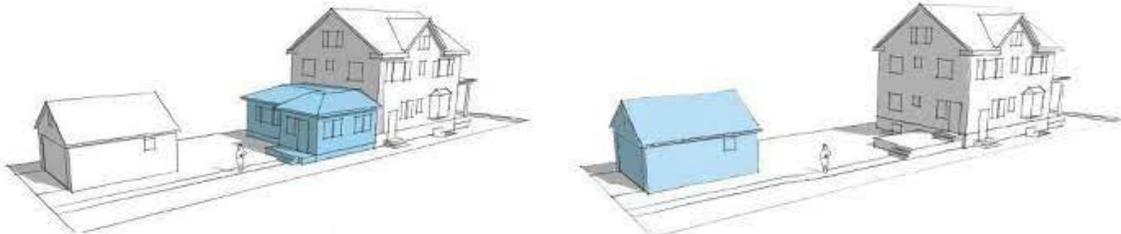
## Accessory Dwelling Unit (ADU)

Accessory Dwelling Units (ADU) were formerly known as a granny flat, in-law unit, or second dwelling unit. State law allows cities to waive required parking for an ADU or a JADU when a property is located within ½ a mile of a transit stop. In accordance with State law, the City adopted (Ordinance No. 1613):

- ESMC § 15-4E Accessory Dwelling Units.
- ESMC § 15-4F Junior Accessory Dwelling Units.

An ADU is a residential dwelling unit that is detached, attached, or converted from existing permitted space of a primary dwelling unit or an accessory structure. An ADU provides complete independent living facilities for one or more persons and has its own separate entry.

A Junior Accessory Dwelling Unit (JADU) is only permitted in the Single-family Residential (R-1) Zone and cannot be greater than 500 square feet in size. The JADU must be contained entirely within a proposed or existing single-family residential dwelling unit or within the walls of a garage that is attached to an existing primary dwelling unit. The JADU may share a bathroom with the primary residential unit.



Development Standards	Single-Family Residential (R-1) zone	Two-Family Residential (R-2) zone	Multi-Family Residential (R-3) zone
<b>Number of ADU Units</b>	<ul style="list-style-type: none"> <li>• Attached ADU: max. 49% of the primary dwelling unit;</li> <li>• Detached ADU: 1,200 SF max.</li> <li>• JADU: must be attached and max. 500 SF JADU.</li> </ul>	<ul style="list-style-type: none"> <li>• Attached or Detached ADU: Max. 1,200 SF.</li> <li>• (1) ADU within an existing structure not used as livable space, and multiple ADU's not to exceed 25% of the existing units.</li> <li>• Max. (2) detached ADU's per lot.</li> </ul>	<ul style="list-style-type: none"> <li>• Attached or Detached ADU: Max. 1,200 SF.</li> <li>• (1) ADU within an existing structure not used as livable space, and multiple ADU's not to exceed 25% of the existing units.</li> <li>• Max. (2) detached ADUs per lot.</li> </ul>
<b>Max. Height</b>	2 stories, 32 feet for a sloped roof and 26 feet for a flat roof.	2 stories, 32 feet for a sloped roof and 26 feet for a flat roof.	2 stories, 32 feet for a sloped roof and 26 feet for a flat roof.
<b>Front Yard Setback</b>	Min. 22 feet from the front property line.	Min. 20 feet from the front property line.	Min. 15 feet from the front property line.
<b>Side Yard Setback</b>	Attached ADU: 10% of the lot width, not less than 3 feet, and not greater than 6 feet. Detached: 4 feet. No setback applies to a portion of an existing structure that is converted to an ADU.	Attached: 10% of the lot width, not less than 3 feet and not more than 5 feet. Detached: 4 feet. No setback applies to a portion of an existing structure that is converted.	Attached: 10% of the lot width, not less than 3 feet, and not more than 5 feet. Detached: 4 feet. No setback applies to a portion of an existing structure that is converted.
<b>Rear Yard Setback</b>	Detached: 4 feet. No setback to convert an existing structure.	Detached: 4 feet. No setback to convert an existing structure.	Detached: 4 feet. No setback to convert an existing structure.

### **Applicable to all Residential zoning districts:**

- An exception is written in the code to allow a new ADU in all residential zoning districts to exceed the maximum FAR, Lot Coverage and/or aggregate 1,200 square-foot detached accessory structure per parcel by 850 square feet for a one-bedroom ADU, or 1,000 square feet for a 2-bedroom ADU.

### **PLANNING SUBMITTAL REQUIREMENTS:**

The following items must be submitted to the City to obtain Planning approval for a new ADU:

- Full description of the Scope of Work on the Cover Sheet:
  - a. Clarify if the ADU involves new construction, demolition, or conversion of existing building area.
  - b. Describe the square footage of the existing and proposed dwelling unit(s), accessory structure(s), and ADU(s).
- Site Survey: required for new structures or additions on a lot with a slope and when existing structures are close to a side or rear property line.
- Site Plan: must be fully dimensioned showing all existing and proposed new structures, water heaters, ground-mounted equipment, AC units, driveway width, landscaping, and setback dimensions. Label existing and proposed on the Site Plan.
- Floor Plans: of the existing structure(s) fully dimensioned describing conversion, expansion, or new construction.
- Demolition Plan: if applicable for the project.
- Landscaping and Irrigation Plan: if applicable for the project.
- Elevations: describing the building height by measuring vertically from the Grade Plane to the top peak of a sloped roof, or the top roof parapet. Include a description of the existing and proposed exterior materials on the Elevations, dimension the extension of roof eaves, and roof gutters measuring from the nearest property line. Label what is existing and new on the Elevations.
- Development Impact Fee (DIF): required when a new ADU is greater than 750 square feet before the permit is approved by the Planning Division. When an ADU is greater than 1,200 sf, the required DIF is proportional to the square footage of the primary dwelling unit; and proportional to the average square footage of the number of units in a multi-family development when the ADU is proposed in the R-2 or R-3 Zone.
- ADU Exhibits: must be prepared and formatted on 8-1/2 sheets, labeled at the top page as: "Exhibit A" for the Site Plan of the property, and "Exhibit B" for the proposed ADU Floor Plans. The Site Plan Exhibit must include the existing property address and the proposed address for all dwelling units located at the property including an existing or new JADU and an existing or new ADU.
- Conforming Copy of the recorded ADU Covenant: must be provided to Planning Division staff after it has been recorded with the Los Angeles County Recorder's Office before requesting Final for the permit. The Covenant states:
  - 1) the ADU may not be used in violation of the ESMC; and 2) an ADU may not be rented for a term of less than (30) days.
- Other items may be required depending on the proposed project.**

\*Additional ADU resources:

Additional information on ADU regulations can be found on the City's website at: <https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources>

\*\*Fair housing and tenant protections:

Property owners and ADU tenants can find information on F fair housing laws and tenant protections on the City's website at: <https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program>