



ACCESSORY DWELLING UNITS (ADU) FACT SHEET

CULVER CITY MUNICIPAL CODE 17.400.095

What is an ADU?	<ul style="list-style-type: none"> A residential dwelling unit that is either attached to, detached from, or converted from existing space and on the same lot as an existing or proposed primary residential dwelling. An ADU provides complete, independent living facilities for one or more persons. A Junior ADU is a specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence. 	
Review Process	<ul style="list-style-type: none"> Submit Plan Sets to Building & Safety Division. Planning review requires a site plan, floor plan, elevations, roof plan, and demolition plan. A site/boundary survey or additional information may be required by Planning, Building & Safety or other reviewing department or division. Building & Safety Division routes plans to other departments and divisions for review and approval. Once all other departments approve permits can be issued for construction to begin. An Address Assignment Application form, 8.5" x 11" plot plan of the locations of the ADU and fee payment must be submitted to the Planning Division for all ADUs and JADUs. 	
Fees	<ul style="list-style-type: none"> Plan Check fees apply to all projects Permit fees apply to all projects Address Assignment fee \$341 apply to all projects Impact fees may apply to project (Parkland In-lieu & Mobility) School fees, sewer fees, and other utility fees apply to all projects Other fees may apply to projects depending on scope 	
Development Standards		
Zone	All residential zones (R1, R2, R3, RLD, RMD and RHD) and on lots containing multi-family dwelling units (2 or more attached dwelling units), subject to additional conditions.	
Lot Size	No Minimum	
Unit Size	Attached <ul style="list-style-type: none"> Minimum 150 sq. ft. Maximum: 50% of primary dwelling floor area up to 850 sq. ft for 1-bedroom or 1,200 sq. ft. for 2+ bedroom, but not less than 800 sq. ft. 	Detached <ul style="list-style-type: none"> Minimum 150 sq. ft. Maximum: 1-bedroom 850 sq. ft.; 2+ bedrooms 1,200 sq. ft.
Access	ADUs shall have independent exterior access and be inaccessible directly from other dwellings. JADUs can have internal access and shared restroom facilities.	
Setbacks	New construction or any portion that is newly constructed Front: As required by the zoning district	Converting from existing space No new setback is required.

	Rear & Side: 4' if abutting residential zone; 2' if abutting non-residential zone, street, or alley.	
Separation from other structures	5' from dwelling or accessory residential structures	None
Height	Determined by Zone (Residential Height and Story Limits)	

Conditions and Terms

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| Short Term Rentals | <ul style="list-style-type: none"> No unit shall be used for short term rental (30 consecutive days or less). |
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Additional Requirements for JADUs

- Maximum size is 500 sq. ft.
- Must be entirely contained within an existing or proposed single-family residence.
- One JADU is allowed on a lot zoned for a single-family residence with one primary dwelling.
- Lots with multiple detached single-family dwellings are not eligible to have JADUs.
- Owner occupancy in either the JADU or the primary dwelling is required.
- See [CA Government Code 65852.22](#) for additional information for JADUs.

Additional Requirements for ADUs on Lots with Multifamily Dwellings

- Up to 25% of the originally permitted units may be created from the conversion of non-habitable space within the multi-family structure (e.g. storage rooms, attics, basements, garages, etc.)
- Up to 2 newly constructed detached ADUs may be developed provided that a minimum of a 4' side and rear yard setback is maintained.

Contact Information:

- Current Planning (310) 253-5710** planning@culvercity.org (Zoning Information)
- Building Division (310) 253-5800** building.safety@culvercity.org (Building Code Requirements, Plan Check & Permits)
- Community Risk Reduction Division (310) 253-5925** (Fire Safety Requirements)
- Engineering Division (310) 253-5600** (Driveway Approach/ Curb Cut Information, Street Improvements & Utilities)