



Community Development
Department
Current Planning Division

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

ACCESSORY DWELLING UNIT ORDINANCE (ADUs)

SUMMARY OF ORDINANCE & FREQUENTLY ASKED QUESTIONS

On November 12, 2018, the City Council adopted Ordinance No. 2018-015, which amended the development standards for accessory dwelling units (ADU) found in Chapter 17 of the Culver City Municipal Code. The amended ADU standards, effective December, 12, 2018, are summarized below.

What is an Accessory Dwelling Unit?

An ADU is a secondary dwelling unit which provides complete, independent living facilities for one or more persons and contains permanent provisions for sleeping, eating, cooking, and sanitation within the same parcel as the single family dwelling. ADUs generally take three forms, whether newly constructed or converted from existing floor area:

- *Detached:* The unit is separated from the primary structure.
- *Attached:* The unit is attached to the primary structure.
- *Interior:* The unit is constructed entirely within the existing floor area of a single family residence, garage, or accessory structure (i.e., a guest bedroom or garage that is converted into an independent living unit).

NOTE: On December 11, 2017, the City Council adopted Moratorium Ordinance No. 2017-017, prohibiting the development and construction of ADUs the Culver Crest Hillside Neighborhood (Map Attached).

Property Owner’s Responsibilities

Property owners that apply for an ADU, meet all the regulations, and are approved to construct an ADU will be required to follow the below requirements in order to maintain the ADU.

- (a) ADUs cannot be sold separately from the primary residence.
- (b) Short term rentals are not allowed: ADUs cannot be rented out for a period of less than 30 days.
- (c) Property covenant to record the items above prior to the Building Final Inspection. The Planning Division will prepare a covenant that memorializes the limitations and requirements of an Accessory Dwelling Unit. The owner must sign, notarize and record the covenant with the Los Angeles County Recorder.
- (d) An Address Assignment Application and a fee of \$341.00 for the ADU is to be processed at the Planning Counter prior to building permit issuance.
- (e) For a new ADU, a Parkland Fee must be paid to the Planning Division prior to the Building Final Inspection.

Planning Submittal Checklist

- Site Plan
- Floor Plan
- Elevation Plan
- Roof Plan
- Demolition Plan (if work involves demolition)
- Site/Boundary Survey (if property is Existing Legal Non-Conforming).
- Grant Deed for Property Covenant
- Payment and Application for Address Assignment





Permit Process and Standards for ADUs

ADU applications meeting the required development standards can be approved through a regular plan check process and a building permit. The main standards are summarized in the table below. A full list of ADU development standards is provided in Section 17.210.015 of the Culver City Municipal Code.

	Development Standards	Notes
Zoning	Permitted in R1, R2, R3, RLD, RMD, and RHD	There shall be an existing single family dwelling, and only one ADU is permitted on site.
Lot Size	Minimum 5,000 SF.	There is no minimum lot size for ADUs constructed entirely within an existing primary dwelling or existing accessory structure (conversions).
Unit Size	ADU shall be minimum 220 SF and maximum 50% of the GSF of the primary dwelling, but shall not exceed 600 SF. FAR for the primary dwelling shall not be exceeded.	There is no size restriction for ADUs located entirely within an existing accessory structure or single family dwelling unit.
Location	ADU may be attached to, within, or detached from an existing single family dwelling or accessory structure.	ADU shall have an independent exterior access and completely separated from other dwellings on site.
Height	Must comply with the correlating property zone.	
Parking	<u>Newly Constructed ADUs:</u> Provide one parking space, which may be uncovered, covered, and/or tandem. <u>ADU Conversions:</u> If off-street parking is lost due to a garage conversion, covered or uncovered replacement parking must be provided on site and in compliance with Section 17.320.	Parking may be waived if: (a) the property is located within one half mile legal walking distance from a public transit stop, (b) the property is within a historic district, (c) the ADU is located within the building footprint of an existing primary dwelling or an existing accessory structure, (d) when on street parking permits are required but not offered to the occupant of the ADU, or (e) the property is located within one block of a car or bike share facility.
Setback	Any new or additional floor area shall comply with the setback requirements for the correlating property zone. ADU constructed above an existing garage or other accessory structure shall be set back 5 ft. from side and rear property lines.	ADU conversions that are entirely within an existing floor area of a primary dwelling, garage, or accessory structure, and has an independent exterior access, and had side and rear setbacks that are sufficient for fire safety, shall not be subject to setback standards for new developments. There must be an 8-ft. clearance (roof eave to roof eave) between a newly constructed ADU and the primary dwelling and a 5-ft. clearance between the ADU and any accessory structures.
Habitability	A kitchen and bathroom are required. Up to one bedroom is allowed.	Kitchen shall include permanently installed cooktop. Bathroom shall include a shower.
Occupancy	The property owner shall reside in either the primary or the accessory dwelling unit onsite.	



Culver Crest Hillside Neighborhood

