

## Second Unit Ordinance

CHAPTER 22.52 PART 17 (22.52.1700-22.52.1770)

<b>A Second Unit may be permitted with a Site Plan Review if:</b>	<ul style="list-style-type: none"><li>• The property is zoned residential or agricultural.</li><li>• The property has no detached living quarters, guest houses, mobilehomes, or caretaker’s residence.</li><li>• The property is a legal lot or has an approved and recorded Certificate of Compliance.</li><li>• Access is from an existing street with a minimum of 50 foot right-of-way width.</li><li>• At least one of the units must remain owner-occupied (covenant required).</li></ul>																		
<b>A Second Unit is prohibited if the property is located:</b>	<ul style="list-style-type: none"><li>• In a Significant Ecological Area.</li><li>• In an Environmentally Sensitive Habitat Area (Malibu Coastal Plan).</li><li>• On slopes of 25% or more.</li><li>• In a Noise zone (near airports).</li></ul>																		
<b>A CUP is required if:</b>	<ul style="list-style-type: none"><li>• The property is located in a Very high fire hazard severity zone.</li><li>• Public sewer or water is not available.</li></ul>																		
<b>Additional information to be submitted with the Site Plan application:</b>	<ul style="list-style-type: none"><li>• “Will-serve” letter from the water company.</li><li>• Certification letter from LA County Waterworks/Sewer Maintenance Division.</li><li>• If any portion of the second unit is located more than 150 feet from the street, Fire Department approval of Plot Plan is required.</li><li>• Copy of recorded Grant Deed.</li><li>• Copy of gas or electric bill.</li><li>• Copies of Building Description Blank/Slip from LA County Assessor’s office.</li><li>• Copies of Building Permits from LA County Building &amp; Safety office.</li></ul>																		
<b>DEVELOPMENT STANDARDS</b>	<i>(May not apply to areas located in a Community Standards District. The more restrictive standards apply.) (A Variance is required to modify these development standards.)</i>																		
<b>Minimum Lot Size</b>	Urban land use category: 5,000 square feet of net lot area. <i>Exception- Attached and within the footprint of the existing residence: None</i> Rural land use category: 1 acre of gross lot area.																		
<b>Maximum Second Unit Size</b> (minimum floor area: 220 sq. ft.)	<table><tr><td>Urban</td><td>Parcel Size (Sq. Ft.)</td><td>Second Unit Maximum Floor Area (Sq. Ft.)</td></tr><tr><td></td><td>5,999 or less</td><td>600</td></tr><tr><td></td><td>6,000 to 7,499</td><td>800</td></tr><tr><td></td><td>7,500 to 9,999</td><td>1,000</td></tr><tr><td></td><td>10,000 or larger</td><td>1,200</td></tr><tr><td>Rural</td><td>One acre or more</td><td>1,200</td></tr></table>	Urban	Parcel Size (Sq. Ft.)	Second Unit Maximum Floor Area (Sq. Ft.)		5,999 or less	600		6,000 to 7,499	800		7,500 to 9,999	1,000		10,000 or larger	1,200	Rural	One acre or more	1,200
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<b>Yard Setback</b>	Urban: Front yard- 20 feet, side yard- 5 feet, rear yard- 15 feet. 30 feet alley dedication shall be observed. Rural: Front, side and rear yard setbacks of 35 feet are required. Equestrian districts: Side yard or rear yard setback of 35 feet, unless second story unit is attached and within the footprint of the existing residence. Separation between dwelling units: 10 Feet.																		
<b>Maximum Height</b>	Urban Detached 17 Feet. Attached 20 Feet. <ul style="list-style-type: none"><li>• Any portion set back more than 20 feet from the front property line may have 1 additional foot in height for every additional foot setback. Maximum of 35 feet.</li><li>• Any portion set back more than 5 feet from the side property line may have 1 additional foot in height for every additional foot setback. Maximum of 35 feet.</li></ul> Rural 35 Feet.																		
<b>Maximum Lot Coverage</b>	Urban 40 percent of the net lot area. Rural Front, side and rear yard depth of 35 feet.																		
<b>Parking and Driveway</b>	<ul style="list-style-type: none"><li>• May be tandem if accessible to a driveway.</li><li>• Driveway must be a minimum of 10 feet in width.</li><li>• 26 feet of clear backup space must be provided.</li><li>• Existing residence must have 2 covered (17’ x 18’) parking spaces.</li><li>• Cannot be located in rear or side yard setback unless located 75’ from front property line.</li><li>• Cannot be located in front yard setback unless on sloping terrain (see Zoning Code 22.48.140).</li></ul> <b>Additional parking needed for 2<sup>nd</sup> unit -</b> One bedroom: 1 uncovered (8½’ x 18’) parking space. Two or more bedrooms: 2 uncovered (17’ x 18’) parking spaces.																		

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### **Water Service Provider Certification**

Contact the water company that serves the subject property to request a “will-serve” letter for the second unit.

### **Sewer Service Provider Certification**

Mr. Norman Cortez  
Department of Public Works  
Waterworks & Sewer Maintenance Division  
1000 S. Fremont Ave. Bldg A9-E, 4<sup>th</sup> Floor  
Alhambra, CA 91803-1331  
Phone: (626) 300-3388

### **Fire Department Plan Check Unit**

Fire Prevention Engineering Section  
Plan Check Unit  
5823 Rickenbacker Road  
Commerce, CA 90040-3027  
Phone: (323) 890-4125  
Fax: (323) 890-4129

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- Any modification to the development standards of the Second Unit Ordinance requires Variance approval.
  - A complete Second Unit application includes ALL of the following items:

- ☐ Site Plan Review application with original signatures.
- ☐ 3 sets of scaled drawings which include the site plan, floor plan and elevations. Plans must be folded into sets no larger than 8 ½” x 14”. Structural and mechanical drawings are not necessary.
- ☐ Photographs of the entire site. The proposed location of the Second Unit should be clearly identified on the photos.
- ☐ All certification letters, the recorded grant deed and a utility bill.
- ☐ All information must be complete and clearly identified on the plans.
- ☐ Applicable Site Plan Review filing fees.

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### **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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*The applicant is responsible for complying with all requirements of the Chapter 22.52.17, including those not listed on this summary to the satisfaction of Los Angeles County Department of Regional Planning.*