



# City of Whittier

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## Accessory Dwelling Unit (ADU) Handout

<p><b>An ADU is permitted with a Site Plan Review if:</b></p>	<ul style="list-style-type: none"> <li>• The property is zoned R-E, R-1, including multi-family zoned properties (R-2, R-3, R-4)</li> <li>• At least one single family residence (SFR) exists on the property or is proposed to be built concurrently with the ADU.</li> <li>• You propose to convert an existing guest house, accessory living area, mobile home, or caretaker's residence to an ADU.</li> </ul> <p>Note: Verify if the property is located in the Residential Historic Survey- Certificate of Appropriateness may be required. The ADU shall not be placed or constructed so as to result in a modification of any existing historic resource on the parcel, unless alterations to the existing historic resources on the property conform to the United States Secretary of Interior's Standards for Treatment of Historic Properties.</p>
<p><b>An ADU is not permitted if the property:</b></p>	<ul style="list-style-type: none"> <li>• Is not zoned to allow a SFR by-right and/or located within a Specific Plan.</li> <li>• The ADU is intended for sale separate from the primary SFR.</li> <li>• Has an existing ADU or Accessory Living Area.</li> </ul>

## Development Standards

<p><b>Minimum Lot Size:</b></p>	<p>In no case shall an accessory dwelling unit be constructed on a lot that is substandard in size by more than five percent (5 %) for its zoning classification.</p>
<p><b>ADU Size:</b></p>	<ul style="list-style-type: none"> <li>• <u>Minimum 150 Sq. Ft.</u></li> <li>• <u>Lots less than 20,000 Sq. Ft.:</u> 50% of the Living Area of the Primary Residence / Maximum 1,200 Sq. Ft.</li> <li>• <u>Lots 20,000 Sq. Ft. or Greater:</u> 50% of the Living Area of the Primary Residence / Maximum 1,500 Sq. Ft.</li> </ul>
<p><b>Minimum Area Requirements:</b></p>	<ul style="list-style-type: none"> <li>• Living/bedroom area: 70 Sq. Ft.</li> <li>• Bathroom (Must include toilet, lavatory and bathtub or shower): 30 Sq. Ft.</li> <li>• Kitchen/closets/hallways (Kitchen area with sink, stove, and refrigerator): 50 Sq. Ft.</li> </ul>
<p><b>Yard Setbacks:</b></p>	<ul style="list-style-type: none"> <li>• The accessory dwelling unit shall adhere to the setback requirements applicable to the primary dwelling unit.</li> <li>• Distance between any detached accessory dwelling unit and the main dwelling shall not be less than 10 feet except that if the entrance of the accessory dwelling faces the rear of the main building then the distance between the accessory dwelling and the main building shall not be less than 20 feet as provided in Section 18.10.030(C)(2).</li> </ul> <p>Note: Multi-family zone properties will be required to use the R-1, Single-Family Residential Development Standards.</p>

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<p><b>Maximum Height:</b></p>	<p>An accessory dwelling unit shall not exceed one story and shall be no greater than twelve feet in height, unless additional height is necessary to match the roof pitch of the primary structure.</p> <p>When an accessory dwelling unit is located above a garage or accessory structure, the height shall be measured from the top of the first floor top plate and shall conform to the following:</p> <ul style="list-style-type: none"> <li>• Accessory structures with habitable space, as defined by the California Building Code, or which have bathing facilities, are considered accessory area and subject to the requirements of Section 18.10.030(H).</li> <li>• The second floor area of a two-story accessory building shall not exceed seventy-five percent of the ground floor area of the accessory structure.</li> <li>• The entry to accessory structures buildings other than structures designed exclusively as garages shall face the principal dwelling on the lot.</li> <li>• Stairway access to the second floor shall be interior.</li> </ul>
<p><b>Maximum Lot Coverage:</b></p>	<ul style="list-style-type: none"> <li>• ADU shall adhere to the Lot Coverage and Floor Area Ratio (FAR) requirements applicable to the main dwelling unit. Note: FAR does not apply to Multi-family Zone Properties (R-2, R-3, R-4)</li> </ul>
<p><b>Parking and Driveway:</b></p>	<ul style="list-style-type: none"> <li>• 26 feet of clear backup space should be provided.</li> <li>• Parking spaces must be min. of 10 ft. x 20 ft. Compact parking is not allowed.</li> <li>• No additional curb cuts are permitted for an accessory dwelling unit unless approved by the Director of Public Works Department.</li> </ul> <p><b>ADU Parking Requirements:</b></p> <ul style="list-style-type: none"> <li>○ ADU's with a floor area of 1,200 Sq. Ft or less             <ul style="list-style-type: none"> <li>• 1 tandem or non-tandem parking space that is either covered or uncovered elsewhere on-site as allowed by this code.</li> </ul> </li> <li>○ ADU's with a floor area that exceed 1,200 Sq. Ft             <ul style="list-style-type: none"> <li>• 2 covered, non-tandem, parking spaces.</li> </ul> </li> </ul> <p><b>When ADU Parking Is Not Required:</b></p> <ul style="list-style-type: none"> <li>○ The accessory dwelling unit is located within 1/2 mile of public transit (i.e. bus stop, bike share station, train station).</li> <li>○ The accessory dwelling unit is located within an architecturally and historically significant historic district.</li> <li>○ The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.</li> <li>○ When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.</li> <li>○ When there is a car share vehicle located within one block of the accessory dwelling unit.</li> </ul>