ACCESSORY DWELLING UNIT (ADU) GUIDELINES

Zones: ADUs are only allowed on lots that are zoned Residential Agriculture (RA), Low Density Residential (RL), Medium Density Residential (RM) or High Density Residential (RH) and are currently developed with only one residential dwelling unit. If the property currently has more than one dwelling unit or ADU then the property does not qualify for any other ADU.

Lot size minimum: There is no minimum lot size requirement. However, not all lots will be able to physically meet requirements for an ADU and will therefore be unable to create an accessory dwelling unit.

Setbacks:

- Conversion of existing habitable area within the main dwelling unit or an attached garage requires no setbacks assuming that the area to be converted is legal.

- Conversion of a legally existing detached garage or accessory structure for the purpose of creating an ADU requires no side or rear yard setback (but improvements will need to be made to the structure to comply with both Fire and Building Codes).

- Additions made to a legally existing detached structure for the purpose of creating an ADU must comply with 3 foot side and rear yard setbacks for 1-story and 5 foot side and rear yard setback for 2-story ADUs (setbacks apply to the new addition not to the legally existing structure).

- New Construction of a 1-story ADU must provide 3’ minimum side and rear yard setbacks.

- New Construction of 2-story ADU must provide 5’ minimum side and rear yard setbacks.

- Additions to the main dwelling unit must still comply with the underlying zone setbacks.

ADU and Main Dwelling Square Footage Min and Max:

- If ADU is attached to the main dwelling, whether it’s a conversion or addition to the existing main dwelling, then the ADU cannot exceed 50% of the existing dwelling area up to 1200 sq. ft.

  Example 1: The main dwelling is 1200 sq. ft. then ADU is not to exceed 600 sq. ft.

  Example 2: The main dwelling is 3000 sq. ft. then ADU is not to exceed 1200 sq. ft.
• If ADU is detached from the main dwelling, whether it’s a conversion of an existing structure or new construction, the ADU cannot exceed 1200 sq. ft.

• The main dwelling unit and ADU must still comply with the unit minimum square footage:

  Efficiency Unit (For ADUs only): 150 sq. ft. (no more than 2 occupants per State)
  Studio/bachelor unit: 450 sq. ft. min.
  1-bedroom unit: 600 sq. ft. min.
  2-bedroom unit: 800 sq. ft. min.
  3-bedroom unit: 1,000 sq. ft. min.

• The minimum gross floor area and bedrooms for the main dwelling unit in both the RA and the RL zone requires that the main dwelling unit not have a gross floor area of less than 1,200 sq. feet and less than two bedrooms. Habitable area within an existing main dwelling unit with less than the required minimum square footage cannot be converted making the unit further non-conforming. However, an ADU may be constructed elsewhere on the property if all ADU standards can be met.

• The maximum gross floor area and bedrooms for the main dwelling unit is:
  Residential Agriculture (RA) zone: 3,500 sq. ft. max. and 5 bedrooms max.
  Low Density Residential (RL) zone: 3,000 sq. ft. max. and 5 bedrooms max.
  Medium Density Residential (RM) zone: 2,500 sq. ft. max. and 5 bedrooms max.
  High Density Residential (RH) zone: 2,000 sq. ft. max. and 4 bedrooms max.

ADU Height Limit: 35 feet

Lot Coverage: No lot coverage maximum; only unit size and rear lot coverage maximums

Rear Lot Coverage:
• RA & RL - Cannot exceed 50% of the required 20 foot rear yard setback.
• RM – Cannot exceed 60% of the required 20 foot rear yard setback.
• RH – There’s no rear lot coverage maximum.

Parking Requirements:

• ADU Parking: 1 (9’x20’) off-street parking spaces per number of bedrooms in the ADU. Spaces may be provided as tandem parking on an existing driveway provided there is adequate back-up space clearance and does not encroach into the public right-of-way. For the purpose of calculating parking, efficiency units and bachelor units are shall be considered as having one bedroom. ADU parking is optional, if the subject property is located within ½ mile of public transit (i.e. bus stops or blue line stops).
• **Main Dwelling Parking:** 2 (9'x20') off-street parking spaces (enclosed, covered, or un-covered) must be provided for the main dwelling unit. Spaces may be provided as tandem parking on an existing/new driveway provided there is adequate back-up space clearance.

• The maximum width of a driveway cannot exceed 25% of the lineal street frontage of the lot. For example, a typical 50 foot wide residential lot cannot have a driveway wider than 12’-6”. For residential lots with less than 50 feet of street frontage refer to 30-21.8(b)(1) of the Compton Municipal Code. Only one driveway is allowed per street frontage, not to exceed a total of two (2) driveways. Circular driveways require 100 feet of street frontage.

**ADU Architectural Design:**

• ADU Additions and/or conversions must architectually and aesthetical must be compatible with the design, exterior materials and general appearance of the main dwelling unit.

Example: If the main dwelling unit has a Spanish architecture with flat roof then the ADU must be designed with Spanish style architecture with a flat roof. If the main dwelling unit has California Bungalow architecture with stucco and a gable roof then the ADU must be designed with a California Bungalow design with stucco and a gable roof.

• The ADU must have complete independent living facilities (i.e. living, sleeping, eating, cooking and sanitation)
• The ADU must have its own separate entrance.
• Provide a clear unobstructed path of travel from the ADU to the street.
• Comply with 30-11.6 of Compton Municipal Code (CMC).