



ACCESSORY DWELLING UNIT QUICK INFO SHEET

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION
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<p>Number of Units</p>	<ul style="list-style-type: none"> • One attached or detached ADU per existing or proposed single-family residence on lots zoned for single-family or multifamily (R1E, R1R, R1S, R1, R1A, R2, R3, and RB) • One JADU in addition to an ADU may be constructed on the same lot with an existing single-family residence • At least one ADU, or a number of ADUs totaling not more than 25% of the existing dwelling units in a multifamily dwelling* structure, may be allowed on lots with existing multifamily dwelling structures in any residential or mixed-use zone** • At most two detached ADUs per existing multifamily dwelling* in any residential or mixed-use zone <p>*Multifamily dwelling: Consisting of two or more dwelling units</p> <p>**These ADUs must be within existing portions of the existing multifamily dwelling structures that are not used as livable space (e.g., storage rooms and garages)</p>
<p>Maximum Unit Size (Living Area)</p>	<p>Attached or detached ADUs: 1,200 square feet in floor area, including basements and attics but does not include a garage or any accessory structure</p>
<p>Parking Requirements</p>	<ul style="list-style-type: none"> • No additional parking spaces required for an ADU • Not required to replace parking space(s) removed when a garage, carport, or covered parking structure is demolished to construct an ADU or converted to an ADU • Proposed parking spaces for ADUs must comply with Chapter 24.04 (Parking) of the La Mesa Municipal Code, including but not limited to design requirements of the Parking Standards adopted by City Council
<p>Front Setback</p>	<p>Same as required for the primary dwelling</p>
<p>Side and Rear Setback</p>	<ul style="list-style-type: none"> • A four-foot minimum setback with 16-foot height and one-story restrictions • Any ADU created by new construction, including additions to existing structures, that does not comply with setbacks established by the underlying zone must be maintained as an ADU, and is limited to a height of one story and 16 feet • No setback(s) required for conversion of existing space entirely within an existing primary single-family residence, detached garage or other accessory structure for a single-family residence that is converted to an ADU* • ADUs may replace an existing garage or accessory structure located on the same lot as a single-family residence, in the same location* and to the same physical dimension** <p>*The Fire Marshal or the Building Official must determine setbacks are sufficient for fire safety</p> <p>**May be increased by 150 square feet to accommodate ingress and egress, subject to setback requirements for ADUs, but not in excess of the 1,200-square feet of floor area allowed for ADUs</p>

<p>Lot Coverage</p>	<ul style="list-style-type: none"> • Subject to the underlying zone • On lots 10,000 square feet or less in area with an existing single-family residence, lot coverage may increase by 5% only for ADU projects (e.g., 40% lot coverage increases to 45% lot coverage in single-family residential zones) • At least an 800 square foot ADU may be constructed using no less than four-foot side and rear setbacks, regardless of lot coverage limitation, minimum open space requirement, or minimum lot size requirement
<p>Height</p>	<ul style="list-style-type: none"> • On a lot with a single-family residence: <ul style="list-style-type: none"> - Attached or detached ADU observing the setbacks of the underlying zone may also use the maximum structure height of the underlying zone - Portion of an attached or detached ADU between the typical setback of the underlying zone and the reduced four-foot setback cannot exceed one story and 16 feet in height - ADU constructed above a garage that complies with the underlying zone's setback requirements must observe the height limit applicable to the primary dwelling • On a lot with existing multifamily dwelling units, detached ADUs may not exceed one story and 16 feet in height
<p>Rental/Sale</p>	<ul style="list-style-type: none"> • May rent the primary dwelling and/or the accessory dwelling unit • Property owner is not required to live on the premises • ADU developed on a property with a single-family residence is not subject to any minimum period of days • ADUs developed on a property with multifamily dwelling units must have rental agreements subject to a minimum period of 30 days • ADU may not be sold separately from primary residence, except as discussed in La Mesa Municipal Code Section 24.05.020D8(bb)
<p>Other</p>	<ul style="list-style-type: none"> • Not required to provide fire sprinklers unless required for primary residence • Exempt from the requirements for public right-of-way dedication and improvement • Impact fees are charged for ADUs greater than 750 square feet in area, assessed proportionately in relation to the square footage of the primary dwelling unit • ADU building plans must be approved or denied within 60 calendar days after receiving the application, if there is an existing single-family or multifamily dwelling on the lot • ADU not subject to Urban Design Overlay Zone or Urban Design Program requirements