



Accessory Dwelling Units Development Standards

	Single-Family/Two-Family Residence			Multi-Family Residence		
	Conversion	Detached	Attached	Junior ADU (JADU)	Conversion	Detached
Minimum Size	150 sf			150 sf		
Maximum Size	Review the three columns to the right to determine maximum size	1,000 sf	50% of existing unit - up to 850 sf (1 bdrm) or 1,000 sf (2+ bdrm's)	500 sf (may add up to 150 sf to existing space, not to exceed 500 sf total) <i>When there is an existing ADU, a JADU may be constructed only if: 1) the ADU is fully detached, and 2) the ADU is less than 800 sf in size and no taller than 18 ft.</i>	Exempted by state law	
Parking	Replacement parking is not required when a garage is converted	No additional parking required. ADU's within the City of Lawndale exempted from this requirement by state law		No additional parking required	No additional parking required	
Design Standards	<ul style="list-style-type: none"> A. Building architecture, exterior materials, finishes and color shall match the primary dwelling and conform to the City's Residential Design Guidelines B. Address numbers for all dwelling units shall be displayed clearly and visible from the street or displayed in a building directory C. New exterior entry doors are required and must be separate from the main entrance of the primary dwelling unit D. Attached and detached ADU's over 800 sf must comply with the lot coverage requirements of the zone the parcel is located in 			Exempted by state law		
Owner Occupancy	The owner-occupancy requirement is waived until January 1, 2026, as per state law However, if the lot is developed with both an ADU and JADU, the ADU is subject to the owner-occupancy requirement			The property owner shall reside on the lot and may reside in the remaining portion of the primary dwelling or in the new JADU	Exempted by state law	
Covenant Restriction	As part of the building permit application for a JADU, the property owner is required to record a covenant with the Los Angeles County Registrar-Recorder/County Clerk and provide a recorded copy of the covenant to the City of Lawndale. See L.M.C. 17.48.507(f) for JADU covenant requirements Starting January 1, 2026, standard ADU's must record a covenant with the Los Angeles County Registrar-Recorder/County Clerk and provide a recorded copy of the covenant to the City of Lawndale. See L.M.C. 17.48.506(c)(16) for ADU covenant requirements					
Maximum Number of Units	1 ADU plus 1 JADU JADU's are only allowed in single-family lots JADU's must be contained within the existing or proposed primary dwelling unit			1 ADU or 25% of existing number of units Maximum of 2 ADU's JADU's are not allowed		
	When there is an existing ADU, a JADU may be constructed only if: 1) the ADU is fully detached, and 2) the ADU is less than 800 sf in size and no taller than 18 ft.					



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Height Limit	18 ft. (single story) 25 ft. (two-story; must be attached to an existing two-story home)			18 ft. (single story) 25 ft. (two-story; must be attached to an existing two-story home)		
Setbacks	Existing setbacks of legally permitted structure maintained	Front yard: check requirements for corresponding zone 4 ft. (side) 4 ft. (rear) 6 ft. (building separation) (Utility easements and recorded setbacks maintained)	Existing setbacks of legally permitted structure maintained <u>For new construction:</u> Front yard: check requirements for corresponding zone 4 ft. (side) 4 ft. (rear)		Existing setbacks of legally permitted structure maintained	Front yard: check requirements for corresponding zone 4 ft. (side) 4 ft. (rear) 6 ft. (building separation) (Utility easements and recorded setbacks maintained)
	All setbacks areas must be landscaped			All setbacks areas must be landscaped		
Useable Open Space	Not applicable for conversion within existing legally permitted structure	ADU's over 800 sf must comply with the open space requirements of the zone the parcel is located in	Not applicable for conversion within primary dwelling		Exempted by state law	

Definitions:

Single-Family – one family dwelling

Two-Family – attached or detached two single-family dwellings

Multi-Family – two or more family dwellings

For more information, contact the Planning Department at (310) 973-3230.