



# Accessory Dwelling Unit Development Standards Table

This table provides a quick reference summary of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) development standards that are specified in Sections 92.2.10 and 92.2.11 of the Torrance Municipal Code (Ordinance No. 3910), and consistent with Sections 65852.2 and 65852.22 of the Government Code. For more information, please contact the Planning Division at (310) 618-5990.

	Single Family Residence				Multi Family Residence		
	Conversion	Attached	Detached	Statewide Exemption ADU	JADU	Conversion	Detached
<b>Maximum Number of Units</b>	1 ADU plus 1 JADU per lot JADU must be contained entirely within the existing or new primary dwelling A lot with multiple detached single family dwellings is eligible for the creation of <u>one</u> ADU				1 ADU <u>or</u> 25% of existing number of units		2 ADUs per lot
<b>Height Limit</b>	Existing height of legally permitted structure maintained	<u>Designated Areas</u> Attached: 18 ft one-story, 27 ft two-story Detached: 20 ft one-story, 23 ft two-story  <u>Limited Designated Areas</u> Attached: 18 ft one-story, 25 ft two-story Detached: 16 ft one-story, <u>except</u> as provided in State law		16 ft <u>except</u> as provided in State law	Existing height of legally permitted structure maintained <u>or</u> Per R-1 Zone for new construction	Existing height of legally permitted structure maintained	16 ft <u>except</u> as provided in State law
<b>Setbacks</b>	Existing setbacks of legally permitted structure maintained	15 ft front yard, <u>except</u> for Statewide Exemption ADU 4 ft side yard 4 ft rear yard 6 ft building separation Utility easements and recorded setbacks maintained			Existing setbacks of legally permitted structure maintained <u>or</u> Per R-1 Zone for new construction	Existing setbacks of legally permitted structure maintained	15 ft front yard 4 ft side yard 4 ft rear yard 6 ft building separation Utility easements and recorded setbacks maintained
<b>Lot Coverage / Floor Area Ratio</b>	Not applicable for conversion within existing legally permitted structure	50% one-story 40% two-story (max 0.60 FAR)		Exempt per State law	Not applicable for conversion within primary dwelling <u>or</u> Per R-1 Zone for new construction	Exempt per State law	
<b>Useable Open Space</b>	Not applicable for conversion within existing legally permitted structure	1/3 of lot area (10 ft x 15 ft min. dimensions)		Exempt per State law	Not applicable for conversion within primary dwelling <u>or</u> Per R-1 Zone for new construction	Exempt per State law	
<b>Minimum Floor Area Size</b>	150 sf				150 sf		
<b>Maximum Floor Area Size</b>	Not applicable for conversion within existing legally permitted structure	1,000 sf		800 sf	500 sf	Exempt per State law	
<b>Parking</b>	1 parking space per ADU <u>or</u> No parking required for the ADU pursuant to Section 65825.2(d)(1)(A-F) of the Govt. Code Replacement parking is not required when a garage is converted to an ADU or demolished to construct an ADU				No parking required for the JADU, <u>except</u> replacement parking is required when garage is converted	1 parking space per ADU <u>or</u> No parking required for the ADU pursuant to Section 65825.2(d)(1)(A-F) of the Govt. Code Replacement parking is not required	
<b>Design Standards</b>	A) Address numerals of all dwelling units on the lot shall be displayed clearly visible from the street or building directory; B) New doors shall not open on the same elevation as the main entrance door to the primary dwelling, <u>except</u> for detached structures and conversion of an existing door opening to an entry door; C) New doors shall not face toward an alley, <u>except</u> when the door is no less than 10 ft from the alley; D) New stairways shall be completely enclosed as part of the interior of the structure, <u>except</u> for conversion of stairway; E) New balconies, full height windows/doors with a guardrail, roof decks, and decks > 2 ft above grade are prohibited; F) New mezzanines, lofts, and intermediate levels in the form of a balcony are prohibited; and G) Building architecture, exterior materials, finishes, and color shall match the primary dwelling on the lot when an ADU is <u>attached</u> to the dwelling or <u>converted</u> from an existing dwelling or accessory structure. A new <u>detached</u> ADU shall match the primary dwelling only when located on a lot that contains a contributing or altered-contributing residential structure identified in the Historic Resources Survey within the Torrance Tract Overlay Zone, and consistent with the City of Torrance Architectural Design Guidelines.				Exempt per State law		
<b>Owner Occupancy</b>	If the lot is developed with both an ADU and a JADU, the property owner shall reside on the lot at the time of building permit request. The property owner may reside in the remaining portion of the primary dwelling or in the new JADU.				Not Applicable		
<b>Covenant Restriction</b>	The property owner is required to record a covenant prior to occupancy of the ADU or JADU. The process involves completing the covenant form, obtaining notarization, and submittal to the Los Angeles County Registrar-Recorder/County Clerk. For instructions on how to record property documents, please contact the Los Angeles County Registrar-Recorder/County Clerk at (800) 201-8999. A copy of the covenant form, having been notarized and recorded, is then provided by the County of Los Angeles to the City of Torrance for filing with the building permit record. The covenant form is available on the City website at: <a href="https://www.torranceca.gov/our-city/community-development/planning-division/accessory-dwelling-units">https://www.torranceca.gov/our-city/community-development/planning-division/accessory-dwelling-units</a>						
<b>Coastal Zone</b>	Projects located in the Coastal Zone that involve an ADU or JADU are subject to review and approval by the California Coastal Commission regardless of proximity to a coastal bluff or beach. A copy of the California Coastal Commission permit approval (i.e. Coastal Development Permit, Waiver, or Exemption) shall be filed with the Community Development Department as part of the building permit application. For more information, contact the California Coastal Commission – South Coast District at (562) 590-5071.						