



Summary of Accessory Dwelling Unit Zoning Regulations

NOTICE

The City of Long Beach is in the process of writing and adopting a new local ordinance for ADUs and JADUs. This new ordinance is expected to be adopted and become effective sometime in Summer 2025.

The new ordinance will codify the requirements of State ADU law into the local zoning regulations and will provide enhanced local regulations for ADUs in accordance with what is allowed by State law.

The City currently administers ADU/JADU development directly under State ADU law, and all regulations summarized in the following document are taken directly from State law and the California Department of Housing and Community Development ADU Handbook.

If your ADU/JADU project is not submitted for building permits, with a complete application and all application fees paid, by the date of effectiveness of the new ordinance (yet to be determined), your project will be subject to the new local ordinance instead of the basic State ADU law.

For more information on the new ADU/SB 9 ordinance effort, visit:

<https://www.longbeach.gov/lbcd/planning/adus/>.

February 2025

Summary of Accessory Dwelling Unit Zoning Regulations

This document is a summary of ADU and JADU State law as currently implemented for ADU/JADU development in the City of Long Beach. The City's prior ADU ordinance, Section 21.51.276 of the Zoning Regulations, is no longer effective as of January 1, 2020, and **should not be used**. This document is updated periodically as State law is amended, and as the City's understanding of State law is guided by the California Department of Housing and Community Development (HCD). **The City's implementation of State ADU law summarized in this document may differ from previous versions of this document, as it has been revised to more accurately reflect State law and HCD guidance as of October 1, 2024.**

- I. **DEFINITIONS.** The following definitions apply for administration of ADU/JADU regulations. All other terms shall have the meanings defined in Chapter 21.15 (Definitions) of the Zoning Regulations.
- A. **Dwelling.** Defined in Section 21.15.900, "Dwelling" means a building or portion thereof designed or used exclusively for permanent residential occupancy by one (1) or more persons.
 - B. **Dwelling unit.** Defined in Section 21.15.910, "Dwelling unit" means one (1) or more rooms designed, occupied or intended for occupancy as separate, self-contained, permanent living quarters. Separate housing units are those in which occupants live and eat separately from any other person in the building. Each dwelling unit has direct access from outside the building or through a common hall. Any area with direct exterior access, a bathtub or shower, and a room other than the bathroom, which can together be locked off from the remainder of the building, will be considered a dwelling unit.
 - C. **Building.** Defined in Section 21.15.410, "Building" means any roofed structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.
 - D. **Accessory Dwelling Unit (ADU).** "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. An accessory dwelling unit is an accessory use and not a principal use of land. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located on the same lot as the single-family dwelling or multi-family dwelling to which it is subordinate (the primary dwelling), and shall have a separate exterior entrance. An accessory dwelling unit also includes an efficiency unit, as defined in §17958.1 of the California Health and Safety Code, and a manufactured home, as defined in §18007 of the California Health and Safety Code¹.
 - E. **Junior Accessory Dwelling Unit (JADU).** "Junior accessory dwelling unit" means a unit that is no more than 500 square feet and is completely contained within the space of an existing or proposed single-family residence or attached accessory building. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing SFD². An efficiency kitchen is always required for a JADU per §66333(f) of the Cal. Gov't Code. *Owner occupancy is required* in the remaining portion of the SFD or in the JADU, and must be the owner's *principal place of residence*.

¹ Cal. Gov't Code §66313(a) and (c).

² Cal. Gov't Code §66313(d).

- F. **Attached.** Defined in Section 21.15.250, “Attached” means the physical connection of two (2) structures sharing four feet (4’) or more of common wall.
- G. **Single-family Dwelling (SFD).** Defined in Section 21.15.2410, “Single-family dwelling” means one dwelling unit designed and intended for occupancy by one (1) family, not including an ADU or JADU. A site with multiple detached SFDs on one lot is still treated as an SFD lot for ADU/JADU purposes³ (see “Multi-family Dwelling” below).
- H. **Multi-family Dwelling (MFD).** “Multi-family dwelling” means two or more dwelling units designed and intended for occupancy by two (2) or more families living independently of each other in one building, or two or more attached dwelling units sharing at least 4 feet of common wall, not including an ADU or JADU. This definition includes the following dwelling unit types defined in the Zoning Regulations: “Duplex (two-family dwelling)⁴,” “Triplex, three-family dwelling⁵,” “Fourplex (four-family dwelling)⁶,” and “Dwelling, multiple-family⁷” for the purposes of determining the number, type, and development standards of ADUs. Two or more detached SFDs connected only via a breezeway, patio cover, or other non-enclosed structure are not considered a multi-family dwelling for ADU/JADU purposes.
- I. **Conversion.** “Conversion” means converting a garage or other accessory building space into an ADU or JADU, or converting part of an existing primary dwelling to an ADU/JADU at an SFD. For a garage/accessory building at an SFD, and for a detached garage/accessory building at an MFD, “conversion” includes the demolition (defined Section 21.15.750) and rebuild (defined Section 21.15.2250) of the garage/accessory building. Conversion of commercial space (existing, vacant, or core-and-shell only, and including commercial space in a mixed-use building) to residential use as ADU(s) is not permitted, and must be pursued through the Adaptive Reuse process of Section 21.45.500 instead.

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- II. **LOCATIONS PERMITTED.** ADUs and JADUs are allowed in residential zoning districts allowing single-family and/or multi-family residential uses; and where residential uses are allowed in mixed-use zoning districts, planned development districts, and specific plans. A principal residential use (the primary dwelling) must be present on the lot where an ADU/JADU is proposed. ADUs/JADUs are not allowed in zones, PDs, or SPs that do not allow residential uses, even if a nonconforming residential use is present, unless residential uses are allowed by the underlying Land Use Element district (PlaceType). The number and type of ADUs permitted depends on the type of existing or proposed residential building(s) as described in the sections below. JADUs are not permitted at multi-family dwellings.
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³ “Can I create an ADU if I have multiple detached dwellings on a lot?” and “What is considered a multifamily dwelling under ADU Law?” pp. 12–13, HCD ADU Handbook (July 2022).

⁴ Section 21.15.890, Zoning Regulations

⁵ Section 21.15.3140, Zoning Regulations

⁶ Section 21.15.1120, Zoning Regulations

⁷ Section 21.15.920, Zoning Regulations

- III. **REVIEW PROCESSES.** The following review processes shall apply to ADUs and JADUs:
- A. **Historic district or Designated Historic Landmark.** A ministerial Certificate of Appropriateness (CoA) is required, to determine if a project will cause a substantial adverse impact to a historic resource. Review of the CoA will be carried out concurrent with building permit review and subject to the timeline in Section III.C. A project that will cause a substantial adverse impact to a historic resource will not be approved.
 - B. **Coastal Zone.** In the Coastal Zone, the required Coastal permit (Coastal Development Permit or Local Coastal Development Permit) shall be obtained prior to approval of building permits. No public hearing is required.
 - C. **Review timeline.** A building permit application for an ADU or JADU will be reviewed within 60 days of submittal of a complete application. If there is no existing SFD or MFD on the lot, or an ADU is proposed with a new or rebuilt SFD/MFD, the City shall not act on the ADU/JADU until it acts on the SFD/MFD, and the 60-day timeline does not begin until the City acts on the SFD/MFD.
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IV. **DESIGN STANDARDS, ADMINISTRATIVE PROCEDURES, AND OTHER PROVISIONS.**

- A. An unused curb cut shall be removed and restored to full-height curb and gutter, and the driveway shall be removed and replaced with landscaped area, when a garage conversion occurs and the existing or remaining driveway cannot accommodate a code-compliant standard or compact parking stall. This is required to avoid public safety hazards and violation of the federal Americans With Disabilities Act of 1990, and is not preempted by State ADU law.
 - B. Conversion of communal laundry rooms, community rooms, fitness centers, and other amenity spaces into an ADU should be avoided whenever possible, unless these facilities are replaced in-kind (or with individual in-unit laundry for each unit in the case of laundry rooms), or there is no other feasible way to create the equivalent type and number of ADUs on the lot.
 - C. Any ADU or JADU project type not described in this summary is prohibited, unless determined by the Zoning Administrator to be consistent with §§66310–66339 of the Cal. Gov't Code.
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V. **ACCESSORY DWELLING UNIT REGULATIONS FOR SINGLE-FAMILY DWELLINGS.** The following regulations apply to ADUs at a single-family dwelling.

- A. **Number of ADUs allowed.** One (1) ADU is permitted on a lot with a single-family dwelling. On a lot with multiple detached single-family dwellings, still only one (1) ADU is permitted for the entire lot³. For a lot with both single-family and multi-family dwelling(s), see Sections VII and VIII.
- B. **Types of ADU projects allowed.** Any one of the following types of ADU projects are permitted at a single-family dwelling:
 - 1. Convert an existing attached or detached accessory building (including garage) to an ADU.

2. Convert a portion of the SFD to an ADU.
 3. Build a new ADU, attached or detached from the SFD.
- C. **Additions.** An addition of floor area that complies with the maximum permitted floor area and other development standards for an ADU (see Subsection E below) is permitted for the project types in Subsections (B)(1) through (B)(3) above.
- D. **Demolition and rebuild.**
1. An existing legally permitted accessory building (including garage) may be demolished and rebuilt in the same or more conforming state if it is essential to the ADU project.
 2. A garage, carport, covered parking structure, or uncovered parking space that consists of required parking shall not be demolished/rebuilt unless the demolition/rebuild is essential to the ADU project. Any rebuilt garage/carport/parking structure/parking spaces shall cover at least 50% of the footprint of the demolished garage, unless rebuilding the parking spaces in that location would obstruct access to a new conforming garage that is proposed as part of or in conjunction with the ADU project.
 3. A portion of an existing single-family dwelling with a nonconforming setback or other physical nonconformity may be demolished and rebuilt in the same or more conforming state if it is essential to the ADU project, but the scope of the demolition/rebuild shall be limited to less than the threshold of the definition of “demolish” (Section 21.15.750) as applicable to the single-family dwelling. Any project that meets or exceeds the definition of “demolish” as applicable to the single-family dwelling shall cause the rights to any nonconformities to be abandoned per Section 21.27.050.
- E. **Development Standards.** The following development standards shall apply to an ADU at a single-family dwelling:
1. **Area.** An ADU shall be at least 150 sq. ft. in size⁸. Maximum size depends on project type, as described below:
 - a. **Attached addition ADU.** An ADU that is attached to the primary dwelling, and includes an addition of new floor area shall not exceed 50% of the floor area of the existing primary dwelling, or 800 square feet, whichever is more.
 - b. **Conversion-only ADU.** An ADU that is incorporated entirely within an existing primary dwelling or within an existing accessory building (attached or detached), or a combination thereof, is not limited in size except that it shall not exceed the footprint of the existing building(s). An addition not to exceed 150 sq. ft. for ingress and egress only is permitted.
 - c. **Detached ADU (new construction and addition).** A new-construction detached ADU, and a detached ADU that is converted from an existing detached building but includes an addition of new floor area other than the

⁸ Minimum size of an “efficiency unit,” defined in California Health and Safety Code §17958.1

150 sq. ft. allowed for ingress and egress only, shall not exceed 1,200 sq. ft. of total floor area.

2. **Setbacks.**⁹
 - a. **Front yard and street side yard setback:** As required by the zoning district. If compliance with the front yard or street side yard setback would not allow an ADU of at least 800 sq. ft., the ADU may encroach into the setback, to the minimum extent feasible, to make possible an ADU up to 800 sq. ft.
 - b. **Interior side yard setback:** 4 feet, or as required by the zoning district, whichever is less.
 - c. **Rear yard setback:** 4 feet. Measured to centerline of alley if lot abuts an alley.
 - d. **Existing building(s).** An existing, converted, or rebuilt building may maintain nonconforming setback(s) if essential to the ADU project and each setback is sufficient for fire safety as determined by the Building Official. A building with nonconforming setback(s) also may be rebuilt with more conforming setback(s), but the nonconformity shall not be increased.
3. **Height Limits.** The following height limits apply to an ADU at a single-family dwelling:
 - a. **New construction.** As required by the zoning district, but not to exceed two (2) stories.¹⁰ Within the PD-11 (Rancho Estates) planned development district, which has a more restrictive 13-foot, one (1)-story height limit, the below clauses ii through iii apply only to detached ADUs:
 - i. Not less than 16 feet, or
 - ii. Not less than 18 feet if there is an existing multi-story, multi-family dwelling on the lot, or if any of the following apply:
 - A) The ADU is located within one-half mile walking distance of public transit,
 - B) The ADU is part of the proposed or existing primary dwelling or an accessory building,
 - C) When on-street parking permits are required but not offered to the occupant(s) of the ADU,
 - D) When there is a car share vehicle located within one block of the ADU, or
 - E) When a permit application for an ADU is submitted with a permit application to create a new SFD or a new MFD on the same lot, provided that the ADU complies with all other applicable ADU regulations.
 - iii. If any of A) through E) above apply, an additional 2 feet in height shall be allowed to accommodate a roof pitch on the ADU that is aligned with

⁹ Building placement also must comply with utility easements and any other previously recorded building placement restrictions, which may exceed four feet (4') without conflict with State ADU law.

¹⁰ Cal. Gov't Code §66321(b)(4)(D)

- the roof pitch of the primary dwelling unit (this applies only to a sloped roof).
- b. **Existing building(s) with conforming setbacks.** The height of existing building(s) with conforming setbacks may be maintained or increased in conformance with Subsection (E)(3)(a) above.
 - c. **Existing building(s) with nonconforming setbacks.** For conversion, demolition, and rebuild of an existing building that encroaches into a required setback area, building height shall not be increased from the height of the existing building *within the encroachment into the required setback area*. Outside of the required setback area, building height may be maintained or increased in conformance with Subsection (E)(3)(a) above
4. **Parking.** One (1) parking space is required per ADU, except as provided below.¹¹ Required parking may be provided in an open (driveway) configuration and may be in tandem with other parking spaces.
- a. **No parking** shall be required if any of the following apply:
 - i. The accessory dwelling unit is located within one-half mile walking distance of public transit¹², or
 - ii. The accessory dwelling unit is located within a historic district, or
 - iii. The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure, or
 - iv. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit, or
 - v. When there is a car share vehicle located within one block of the accessory dwelling unit.
 - vi. When a permit application for an ADU is submitted with a permit application to create a new SFD or a new MFD on the same lot.
 - b. **No parking** shall be required if the ADU project consists of a garage or carport or covered parking structure conversion.
 - c. Existing required parking for the principal dwelling unit(s) shall be maintained unless excepted per Subsection V(D), or Subsection V(E)(4)(b) above.
 - d. In the Coastal Zone, where feasible, inclusion of at least one parking space is highly encouraged for each ADU.
- F. **Owner occupancy.** Owner occupancy on the lot is not required for an ADU at an SFD, unless in combination with a JADU (see Section VI).

VI. **JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS.** The following regulations apply to a Junior Accessory Dwelling Unit.

- A. **Owner occupancy required.** The property owner shall reside in either the remaining portion of the single-family dwelling, or the newly created JADU, as their principal place of

¹¹ Most locations in Long Beach are exempt from providing ADU parking per these criteria.

¹² See the City's map of areas within ½ mile walking distance of public transit, and historic districts.

- residence, except that owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization, per Cal. Gov't Code §66333(b).
- B. **Locations and number of JADUs allowed.** One (1) JADU is permitted on a lot with a single-family dwelling. On a lot with multiple single-family dwellings, still only one (1) JADU is permitted for the entire lot³. A JADU is allowed only on a residentially-zoned lot with an existing or proposed single-family dwelling, and is not allowed for a multi-family dwelling. For a lot with both single-family and multi-family dwelling(s), see Section VIII.
- C. **Types of JADU projects allowed.** Any one of the following types of JADU projects is permitted at a single-family dwelling:
1. Convert an existing *attached* enclosed accessory building (including garage) to a JADU.
 2. Convert a portion of the SFD to a JADU.
 3. Build a new JADU, *attached* to the SFD.
 4. An addition of floor area that complies with the maximum permitted floor area and other development standards for a JADU (see Subsection E) is permitted for the project types in Subsections VI(C)(1) through VI(C)(3) above.
- D. **Demolition and rebuild.**
1. An existing *attached* accessory building (including garage) may be demolished and rebuilt in the same or more conforming state if it is essential to the JADU project.
 2. A portion of an existing single-family dwelling with a nonconforming setback or other physical nonconformity may be demolished and rebuilt in the same or more conforming state if it is essential to the JADU project, but the scope of the demolition/rebuild shall be limited to less than the threshold of the definition of "demolish" (Section 21.15.750) as applicable to the single-family dwelling. Any project that meets or exceeds the definition of "demolish" as applicable to the single-family dwelling shall cause the rights to any nonconformities to be abandoned per Section 21.27.050.
- E. **Development Standards.** The following development standards shall apply to a JADU:
1. **Area.** A JADU shall be at least 150 sq. ft.⁸ and shall not exceed 500 sq. ft. in size.
 2. **Setbacks.**⁹
 - a. **All setbacks:** As required by the zoning district.
 - b. **Existing building(s).** An existing, converted, or rebuilt building may maintain a nonconforming setback if essential to the JADU project and the setback is sufficient for fire safety as determined by the Building Official. A building with a nonconforming setback also may be rebuilt with a more conforming setback, but the nonconformity shall not be increased.
 3. **Height Limits.** The following height limits apply to a JADU:
 - a. **New construction.** As required by the zoning district, but not to exceed two (2) stories.¹⁰
 - b. **Existing building(s) with conforming setbacks.** The height of existing building(s) with conforming setbacks may be maintained.
 - c. **Existing building(s) with nonconforming setbacks.** For conversion, demolition, and rebuild of an existing building that encroaches into a required

setback area, building height shall not be increased from the height of the existing building *within the encroachment into the required setback area.*

4. **Parking.** No parking is required for a JADU.
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VII. **ACCESSORY DWELLING UNIT REGULATIONS FOR MULTI-FAMILY DWELLINGS.** The following regulations apply to ADUs at a multi-family dwelling, and at a mixed-use building with one or more existing principal residential units in the same building as existing commercial space.

A. **Number and type of ADUs allowed.** ADUs are permitted at a multi-family dwelling in accordance with (1) and (2) below:

1. **Attached.** One (1) ADU or twenty-five percent (25%) of the number of legally-permitted principal dwelling units on the lot, whichever is greater, created through conversion of existing attached non-livable space, and
2. **Detached.** For new construction or conversion of existing accessory buildings to detached ADUs, the number of detached ADUs is permitted as follows:
 - a. Where construction of a new MFD is proposed, up to two (2) detached ADUs.
 - b. At an existing MFD, up to eight (8) detached ADUs, or equal to the number of legally-permitted principal dwelling units on the lot, whichever is less.¹³

B. **Development Standards for Attached ADUs for a multi-family dwelling:**

1. **Area.** An ADU shall be at least 150 sq. ft. in size. There is no size limit for an ADU created through conversion of existing attached non-habitable area, but no addition is permitted.
2. **Building areas eligible for conversion.** Attached ADUs may be created only through the conversion of existing attached non-livable space, including the following: storage rooms, utility rooms, basements, manager's offices, garages, carports, and the like.
3. **No additions.** No addition of floor area is permitted to a multi-family dwelling for ADU purposes.
4. **Setbacks and building height.** Existing setbacks and building height shall be maintained. If a building setback is nonconforming, the setback or building wall assembly shall be made sufficient for fire safety as determined by the Building Official.

C. **Development Standards for Detached ADUs for a multi-family dwelling:**

1. **Area.** An ADU shall be at least 150 sq. ft. in size.⁸ Maximum size depends on the type of project, as listed in Subsection VII(C)(2) below.
2. **Types of detached ADU projects allowed.** The types of detached ADU projects described below shall be permitted for detached ADU(s) on a lot with a multi-family dwelling.

¹³ This provision of state law increasing the number of detached ADUs from 2 to 8 at an existing MFD becomes effective on January 1, 2025. Projects with more than 2 detached ADUs may be submitted for plan check prior to this date, but permits cannot be issued until January 1, 2025. Waiting until January 1, 2025, to issue permits for more than 2 detached ADUs in accordance with State law shall not cause the City to be out of compliance with the 60-day review period for ADUs.

- a. Build new detached ADU – 1,200 sq. ft. maximum.
 - b. Convert existing accessory building (no addition) – no size limit. An addition not to exceed 150 sq. ft. for ingress and egress only is permitted.
 - c. Convert existing accessory building less than 1,200 sq. ft., with an addition – 1,200 sq. ft. maximum. Further, an addition not to exceed 150 sq. ft. for ingress and egress only is permitted, which does not count toward the 1,200 sq. ft. limit.
3. **Setbacks.**⁹
- a. **Front yard and street side yard setback:** As required by the zoning district. If compliance with the front yard or street side yard setback would not allow an ADU of up to 800 sq. ft., the ADU may encroach into the setback, to the minimum extent feasible, to make possible an ADU up to 800 sq. ft.
 - b. **Interior side yard setback:** 4 feet, or as required by the zoning district, whichever is less.
 - c. **Rear yard setback:** 4 feet. Measured to centerline of alley if lot abuts an alley.
 - d. **Existing building(s).** An existing, converted, or rebuilt building may maintain nonconforming setback(s) if essential to the ADU project and each setback is sufficient for fire safety as determined by the Building Official. A building with nonconforming setback(s) also may be rebuilt with more conforming setback(s), but the nonconformity shall not be increased.
4. **Height Limits.** The following height limits apply to a detached ADU at a multi-family dwelling:
- a. **New construction.** As required by the zoning district, but not to exceed two (2) stories.¹⁰ Within the PD-11 (Rancho Estates) planned development district, which has a more restrictive 13-foot, one (1)-story height limit, the below clauses i through iii apply only to detached ADUs:
 - i. Not less than 16 feet, or
 - ii. Not less than 18 feet if there is an existing multi-story, multi-family dwelling on the lot, or if any of the following apply:
 - A) The ADU is located within one-half mile walking distance of public transit,
 - B) The ADU is part of the proposed or existing primary dwelling or an accessory building,
 - C) When on-street parking permits are required but not offered to the occupant(s) of the ADU,
 - D) When there is a car share vehicle located within one block of the ADU, or
 - E) When a permit application for an ADU is submitted with a permit application to create a new SFD or a new MFD on the same lot, provided that the ADU complies with all other applicable ADU regulations.

- iii. If any of A) through E) above apply, an additional 2 feet in height shall be allowed to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit (this applies only to a sloped roof).
 - b. **Existing building(s) with conforming setbacks.** The height of existing building(s) converted to an ADU with conforming setbacks may be maintained or increased to the zoning district height limit, per Subsection VII(C)(4)(a) above. A building that is demolished or rebuilt shall comply with the height limits of Subsection VII(C)(4)(a) above.
 - c. **Existing building(s) with nonconforming setbacks.** For conversion, demolition, and rebuild of an existing building that encroaches into a required setback area, building height shall not be increased from the height of the existing building *within the encroachment into the required setback area*.
 - D. **Parking.** Parking for ADU(s) at an MFD shall be provided as required for ADU(s) at an SFD per Subsection V(E)(4), subject to the same exemptions.
 - E. **Owner occupancy.** Owner occupancy on the lot is not required for an ADU at an MFD.
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VIII. **ACCESSORY DWELLING UNIT REGULATIONS ON A LOT WITH SINGLE-FAMILY DWELLING(S) AND MULTI-FAMILY DWELLING(S).** On a lot with both a single-family dwelling and a multi-family dwelling, an ADU/JADU project may be permitted for the single-family dwelling using the standards applicable to single-family dwellings, or an ADU project may be permitted for the multi-family dwelling using the standards applicable to multi-family dwellings, but not both; nor shall the standards for a multi-family dwelling apply to a single-family dwelling or vice-versa. In cases where the applicable standard is unclear, the Zoning Administrator is authorized to determine the applicable standard.

- IX. **MINIMUM RESIDENTIAL FEATURES FOR AN ADU.** An ADU shall contain, at a minimum, the following:
- A. An independent exterior entrance directly to ADU. No internal communication (interior door) is allowed with other unit(s).
 - B. Sanitation facilities consisting of a toilet, lavatory sink, and a shower or bath, all located in a bathroom separate from the other room(s) of the ADU.
 - C. A kitchen, containing the following:
 - 1. A kitchen sink with at least a 1½-inch drain line, separate from the bathroom lavatory sink,
 - 2. A permanent cooking appliance,
 - 3. Sufficient countertop space for food preparation and sufficient cabinet space for non-perishable food storage,
 - 4. Space for a refrigerator of sufficient size for the ADU (Suggested guide: 4–6 cubic feet of refrigerator space per person).
 - D. Trash receptacles and enclosures shall be provided on the lot, as follows:

1. For an ADU on a lot with three (3) or fewer dwelling units in total (including all ADU(s) and a JADU), adequate trash receptacles shall be provided as required by Section 21.31.245.F.
2. For an ADU on a lot with four (4) or more dwelling units total (including all ADU(s) and a JADU), adequate trash receptacles shall be provided as required by Section 21.31.245.F, and a trash enclosure shall be provided as specified by Section 21.45.167 to the greatest extent feasible.

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- X. **MINIMUM RESIDENTIAL FEATURES FOR A JADU.** A JADU shall contain, at a minimum, the following:
- A. An independent exterior entrance directly to JADU. Internal communication (an interior door) is allowed between the primary dwelling and the JADU.
 - B. Sanitation facilities, if not shared with the primary dwelling, shall include a toilet, lavatory sink, and shower stall or bathtub in a bathroom separate from the other room(s) of the JADU. If the JADU shares sanitation facilities with the primary dwelling, the sanitation facilities must be reasonably accessible to the JADU as determined by the Building Official.
 - C. An efficiency kitchen, including a permanent cooking appliance, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

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- XI. **SUMMARY OF REGULATIONS.** The following page(s) contain tables summarizing the regulations described in this document. If there is any conflict between the tables and this document, the text of this document shall control.

This summary of ADU regulations was updated comprehensively in October 2024 based on new state laws passed by the California Legislature, a concurrent review of the full scope of State ADU law, and receipt of additional guidance and technical assistance provided over the past several years by the California Department of Housing and Community Development (HCD). This document is subject to further change as State ADU law and guidance from HCD continues to evolve.

This information is provided as a convenience to the public and is based upon the provisions of the California Government Code regulating accessory dwelling units, and other applicable sections of the Zoning Regulations, Title 21, Long Beach Municipal Code. It is not intended to address every possible situation arising out of ADU or JADU development. Please contact Planning staff at (562) 570-6194 before proceeding on any assumptions based on this guide. No form of approval, verbal, written, or otherwise, is valid for construction except issuance of a building permit approved by the Planning Bureau and issued by the Building & Safety Bureau of the Department of Community Development.

Authority: California Government Code §66310 *et seq*; all other code citations from Title 21 (Zoning Regulations), Long Beach Municipal Code.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Department of Community Development at longbeach.gov/lbcd or (562) 570-3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

Table 1 – ADU Development Standards at an SFD

Standard	Requirement	Notes
Number of ADUs permitted	1	
ADU minimum size	150 sq. ft.	
ADU maximum size		
Conversion of SFD space (attached, no addition)	No size limit.	
Attached addition to SFD	50% of SFD sq. ft., or 800 sq. ft., whichever is more.	
Conversion of detached accessory building (no addition)	No size limit.	Addition of up to 150 sq. ft. allowed for ingress and egress only.
Conversion and addition to detached accessory building	1,200 sq. ft.	Total size. Does not include projects with only 150 sq. ft. addition for ingress and egress only per above.
New construction of detached ADU	1,200 sq. ft.	
Setbacks¹		
Front yard and street side yard	Per zoning district.	If this precludes an ADU up to 800 sq. ft., may encroach to the minimum extent feasible to build 800-sq. ft. ADU.
Interior side yard	4 ft. or as required by zoning district, whichever is less.	
Rear yard	4 ft.	Measured to centerline of alley.
Existing/rebuilt buildings	May maintain existing setback. Nonconformity may not be increased.	Any new construction (non-rebuilt area) must meet above setbacks.
Height limits		
New construction	Zoning district height limit, but not to exceed 2 stories.	See exceptions in zoning summary document for sites in PD-11.
Existing/rebuilt building(s)	May maintain existing height.	See details in zoning summary document.
Parking	1 parking space per ADU.	See exceptions in zoning summary document, which apply to most circumstances.
Owner occupancy	Not required.	

¹ Building placement also must comply with utility easements and any other previously recorded building placement restrictions, which may exceed four feet (4') without conflict with State ADU law.

Table 2 – JADU Development Standards

Standard	Requirement	Notes
Number of JADUs permitted	1	Only allowed at an SFD.
JADU minimum size	150 sq. ft.	
JADU maximum size	500 sq. ft.	
Setbacks¹		
All setbacks	Per zoning district.	Rear yard setback measured to centerline of alley.
Existing/rebuilt building(s)	May maintain existing setback. Nonconformity may not be increased.	Any new construction (non-rebuilt area) must meet above setbacks.
Height limits		
New construction	Zoning district height limit, but not to exceed 2 stories.	No exceptions.
Existing/rebuilt building(s)	May maintain existing height.	See details in zoning summary document.
Parking	Not required.	
Owner occupancy	Required.	Owner must live in JADU or remaining portion of SFD in perpetuity as their principal place of residence.

Table 3 – Attached ADU Development Standards at an MFD

Standard	Requirement	Notes
Number of attached ADUs permitted	1, or 25% of the existing legally-permitted number of units, whichever is more	Only may be developed through conversion of existing attached non-livable space (see eligible building areas in zoning summary document). No additions permitted.
ADU minimum size	150 sq. ft.	
ADU maximum size	No size limit.	No additions permitted.
Setbacks¹	Maintain existing.	No demolition/rebuild permitted.
Building height	Maintain existing.	No demolition/rebuild permitted.
Parking	Not required.	
Owner occupancy	Not required.	

Table 4 – Detached ADU Development Standards at an MFD

Standard	Requirement	Notes
Number of detached ADUs permitted		
At a new MFD	2	
At an existing MFD	8, or equal to the number of legally-permitted principal dwelling units on the lot, whichever is less.	Effective January 1, 2025. Only 2 detached ADUs allowed for remainder of 2024.
ADU minimum size	150 sq. ft.	
ADU maximum size		
Conversion of detached accessory building (no addition)	No size limit.	Addition of up to 150 sq. ft. allowed for ingress and egress only.
Conversion and addition to detached accessory building	1,200 sq. ft.	Total size. Does not include projects with 150 sq. ft. addition for ingress and egress only per above.
New construction of detached ADU	1,200 sq. ft.	
Setbacks¹		
Front yard and street side yard	Per zoning district.	If this precludes an ADU up to 800 sq. ft., may encroach to the minimum extent feasible to build 800-sq. ft. ADU.
Interior side yard	4 ft. or as required by zoning district, whichever is less.	
Rear yard	4 ft.	Measured to centerline of alley.
Existing/rebuilt buildings	May maintain existing setback. Nonconformity may not be increased.	Any new construction (non-rebuilt area) must meet above setbacks.
Height limits		
New construction	Zoning district height limit, but not to exceed 2 stories.	See exceptions in zoning summary document for sites in PD-11.
Existing/rebuilt building(s)	May maintain existing height.	See details in zoning summary document.
Parking	1 parking space per ADU.	See exceptions in zoning summary document, which apply to most circumstances.
Owner occupancy	Not required.	