









# ACCESSORY DWELLING UNIT ORDINANCE SUMMARY

City of Hermosa Beach  
 Community Development Department | Planning Division  
 1315 Valley Drive, Hermosa Beach, CA 90254  
 o: 310-318-0235 e: [communitydevelopment@hermosabeach.gov](mailto:communitydevelopment@hermosabeach.gov)  
 Office Hours: Monday – Thursday 7:00 AM – 6:00 PM







Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) are regulated by Hermosa Beach Municipal Code Section [17.21](#). Ministerial review of all ADUs and JADUs will occur through a Planning plan check within 60-days of initial submittal.

	JADU	SINGLE UNIT – ADU			MULTI-UNIT – ADU	
ADU Type	 <b>CONVERSION</b> <i>Conversion of an interior portion of an existing single-unit dwelling</i>	 <b>CONVERSION</b> <i>Conversion of an interior portion of an existing or proposed single-unit dwelling or an existing detached accessory building</i>	 <b>ATTACHED</b> <i>Construction of a new ADU attached, or within a proposed addition, to an existing single-unit dwelling</i>	 <b>DETACHED</b> <i>Construction of a new ADU as a detached accessory building</i>	 <b>CONVERSION</b> <i>Conversion of an existing non-habitable portion of a multi-unit development</i>	 <b>DETACHED</b> <i>Construction of a new ADU as a detached accessory building</i>
Zoning	Any residential zoned properties (except the MHP Mobilehome Park Development District) that is improved with a single-family dwelling unit				Any residential zoned properties (except the MHP Mobilehome Park Development District) that is improved with a multi-family dwelling project	
Number of Units	One				At least one and no more than 25% of the existing unit count in the multi-unit development	Two
Allowed with Other ADU	Yes	May also provide JADU			No	
New Construction/Addition	Maximum 150 square feet to accommodate entrance		Yes		No	Yes
Minimum Lot Size	None					
Minimum Size	Must meet minimum efficiency unit requirements, as set forth in the Building Code					
Maximum Size (Square Feet)	500	No limit	Studio/One-Bedroom = 850 Two Bedroom = 1,000 Can be no more than 50% of primary dwelling	Studio and One-Bedroom = 850 Two Bedroom = 1,000		
Maximum Size Exception	None	None	Application of floor area limit or site coverage shall not reduce ADU below 800 square feet		None	Application of floor area limit or site coverage shall not reduce ADU below 800 square feet
Maximum Height (Feet)	N/A	N/A	25 or the underlying zone whichever is lower, not to exceed two stories	18	N/A	18
Front Setback (Feet)	Per Base Zone					



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<b>Side Setback (Feet)</b>	N/A	N/A	Four or per base zone, whichever is less		N/A	Four
<b>Rear Setback (Feet)</b>	N/A	N/A	Four or per base zone, whichever is less		N/A	Four
<b>Entrance</b>	Exterior entrance required				Independent entrance required	
<b>Internal Connection</b>	Internal connection to primary unit may be provided			N/A	Not permitted	
<b>Bathroom</b>	May share with primary dwelling unit	Bathroom is required				
<b>Kitchen</b>	Efficiency kitchen required	Full kitchen required				
<b>Parking</b>	None		One		None	One per unit
<b>Parking Exception</b>	N/A	Parking waived for the ADU if the property is: 1) within ½ mile walking distance to transit; 2) within an architecturally or historically significant district; 3) on-street parking permits are required and not provided to the occupant of the ADU; or 4) within one block of a car-share vehicle pick-up/drop-off location				
<b>Garage Conversion</b>	Allowed; Replacement parking may be required in the Coastal Zone	N/A		Allowed; Replacement parking may be required in the Coastal Zone	N/A	
<b>Deed Restriction</b>	Prior to issuance of building permit, owner must record deed restriction (prepared by the City) noting the size of the unit, description of unit, prohibition on short term rentals, prohibiting the sale of the ADU/JADU, and specifying owner-occupancy requirement.					
<b>Owner-Occupancy</b>	Owner shall live in either unit	Owner-occupancy is not required for units built between January 1, 2020 and January 1, 2025				
<b>Short-Term Lodging</b>	Short-term lodging is prohibited.					
<b>Utility Connection</b>	A separate utility connection is not required			The City may require a separate utility connection		
<b>Fire Sprinklers</b>	Only required if required and provided on primary unit					
<b>Separate Conveyance</b>	ADUs and JADUs may not be sold separately					
<b>Design</b>	Shall have a similar style to the principal dwelling, including architectural style, roof pitch, color, and materials					