

CITY OF MONTEBELLO

ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS: QUICK FACT SHEET

(PURSUANT TO CA GOV. CODE SECTION 65852.2)

FOR SINGLE-FAMILY DWELLINGS (SINGLE UNITS), MONTEBELLO ALLOWS ONE OF EACH TYPE OF ADU:

- ONE (1) **DETACHED** or **ATTACHED** Accessory Dwelling Unit (also known as an ADU)
- ONE (1) Junior Accessory Dwelling Unit (also known as a JADU)

PLANNING DEPARTMENT SUBMITTAL REQUIREMENTS

- SITE PLAN (EXISTING & PROPOSED)
- ROOF PLAN
- FLOOR PLAN (EXISTING & PROPOSED)
- ELEVATIONS
- ADU AND/OR SFR QUESTIONNAIRE

IF YOU WOULD LIKE MORE SPECIFIC INFORMATION, SUCH AS PARKING REQUIREMENTS, FEES, OR PROPERTY CONSULTATION, PLEASE CALL THE PLANNING DEPARTMENT.

 planningdepartment@montebelloca.gov

 323-887-1478

FOR MULTIPLE-FAMILY DWELLINGS (CONDOMINIUMS, APARTMENTS, ETC.), MONTEBELLO ALLOWS THE CONVERSION OF PORTIONS OF THE MULTIFAMILY DWELLING UNITS THAT ARE NOT USED FOR LIVING SPACE (I.E., GARAGES, STORAGE ROOMS, BOILER ROOMS, PASSAGEWAYS, ATTICS, BASEMENTS, ETC.):

- At least one (1) interior ADU up to 25 percent of the number of units in the existing multifamily dwelling is allowed, however, all interior ADUs must be converted from non-livable space
 - If there is no existing non-livable space within a multifamily structure, then this section is not applicable
 - Interior ADUs converted from non-livable space are eligible for a 150 square foot expansion.
 - If a detached non-livable space such as a garage is converted to an ADU and expanded beyond 150 square feet, then this ADU will count towards the 2 detached ADUs allowed.
- No more than 2 detached ADUs are allowed to be built from the ground-up, subject to:
 - 16 foot height limit
 - 4-foot setbacks to rear and side property lines
 - Alternatively, an ADU can be proposed above an attached or detached garage in a multifamily dwelling, but an ADU built above a garage will count towards the 2 permissible detached ADUs
 - The maximum size for a detached ADU is 1,200 square feet

GENERAL INFORMATION

- If a detached ADU is on a lot with an existing or proposed multistory multifamily dwelling, the ADU may be up to 18 feet in height.
- If located within ½ mile walking distance of a major transit stop or high-quality transit corridor, a detached ADU that is on a lot with a multifamily dwelling unit may be up to 18 feet by right.
- If there is only a single-family dwelling on a parcel zoned as multi-family, the ADU standards for single family dwellings will be applicable.
- No JADU is permitted on a lot/parcel developed with multiple single-family dwelling units.
- If a lot/parcel is zoned for multi-family and developed with multiple single-family dwelling units, only one ADU would be allowed.

- **Two Story ADUs are not allowed**
- **JADUs are not allowed**



DIFFERENT EXAMPLES OF ADU'S:



ATTACHED:
SHARES AT LEAST (1) WALL WITH PRIMARY HOME.



DETACHED:
FREE-STANDING STRUCTURE



ABOVE GARAGE:
UNIT BUILT ABOVE GARAGE



GARAGE CONVERSION:
CONVERTED FORMER GARAGE SPACE.



INTERIOR CONVERTED GARAGE ADU

**ATTACHED ADU/JADU: GARAGE
CONVERSION/CONVERSION OF EXISTING**

ATTACHED ADU

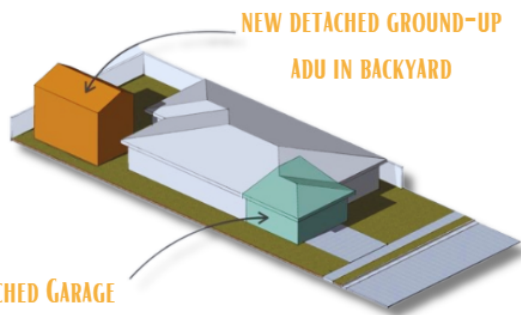
- Maximum Size: 1,000 square feet, or 50% of existing dwelling, whichever is greater
- Attached ADUs shall (at a minimum) have:
 - 1 bedroom with a closet
 - 1 efficiency kitchen; and
 - 1 bathroom
- Attached garages qualify to be converted into an ADU
- A maximum height of 25 feet is applicable for an accessory dwelling unit that is attached to a primary dwelling

JADU

- Must be contained entirely within a single-family residence and can include attached garages
- Maximum Size: No more than 500 square feet; expansion beyond the physical dimensions of the existing residence not allowed
 - Lots with multiple detached single-family dwellings are not eligible to have JADUs.
- May share bathroom facilities with the primary residence but a separate kitchen is required

GENERAL INFORMATION

- Both an attached ADU and a JADU must have their own separate entrance from the existing dwelling
- A detached ADU must be 10 feet away from another habitable building or 5 feet if the whole ADU is constructed with 1-hr fire wall



ATTACHED GARAGE
CONVERSION JADU

**LOOKS LIKE I CAN ADD A UNIT TO MY LOT!
WHATS NEXT?**



**EMAIL ALL REQUIRED MATERIALS TO THE PLANNING DEPT.
(2 WEEK TURNAROUND TIME)**



REVISE DRAWINGS AS REQUIRED BY PLANNING.



**ONCE APPROVED BY PLANNING, PLEASE SUBMIT A BUILDING
PERMIT APPLICATION & PAY FEES TO BUILDING & SAFETY.
FOR ANY QUESTIONS ABOUT BUILDING PROCESS AND/OR FEES
CALL BUILDING & SAFETY AT: (323)-887-1497.**

**DETACHED ADU: DETACHED GARAGE OR ACCESSORY
STRUCTURE CONVERSION/ADU ABOVE DETACHED
GARAGE/NEW CONSTRUCTION**

DETACHED GARAGE/ACCESSORY STRUCTURE CONVERSIONS

- You may convert the existing garage or accessory structure from the direct dimensions of the garage or accessory structure.
- If you want to expand, any addition beyond the existing garage or accessory structure:
 - May follow the same setback of the existing garage or accessory structure, up to 1,200 square feet and
 - Must have a 10-foot separation (or 5 feet with 1-hr firewall throughout the ADU) from the primary building on the lot or a 5-foot separation from any other accessory building on the lot

**ADUS ABOVE DETACHED GARAGES (ONLY ALLOWED ABOVE
EXISTING GARAGES)**

- You may build an ADU above an existing, **DETACHED** garage following the direct dimensions of the garage
- Outdoor stairways shall be:
 - Positioned away from neighboring properties
 - Will not encroach the side or rear 4-foot setback
 - Will not exceed 3 feet by 3 feet
 - Expansions for ADUs above detached garages are limited to accommodating outdoor stairways and no expansion beyond the direct dimensions of the garage are allowed for ADUs built under this section

NEW CONSTRUCTION (DETACHED ADU)

- Detached ADUs which are newly constructed from the ground up must have:
 - A 4-foot setback from the side and rear property lines and
 - A 10-foot (or 5 feet with 1-hr firewall throughout) separation from any other building on the lot
 - Maximum height: 16 ft.

GENERAL INFORMATION

- The maximum size for a detached ADU is 1,200 sq. ft.
- Detached ADUs shall (at a minimum) have:
 - 1 bedroom with a closet
 - 1 efficiency kitchen, and
 - 1 bathroom
- ADUs must have their own separate entrance from the existing main dwelling
- If located within 1/2 mile walking distance of a major transit stop or high quality transit corridor, a detached ADU that is on a lot with a single-family dwelling unit may be up to 18 feet in height by right
 - Additionally, the ADU may be up to two feet taller (20 feet maximum) if necessary to match the roof pitch of the ADU to that of the main house

- **Two story ADUs are not allowed**
- **Manufactured homes can be considered ADUs**