














## City of Huntington Beach - Accessory Dwelling Units Summary

Revised 10/11/2023

Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 230.10 previously regulated Accessory Dwelling Units (ADUs) within the City. However, upon adoption of new ADU and Junior ADU (JADU) laws by the California Legislature effective January 1, 2021, the HBZSO Section 230.10 is no longer in effect. The City regulates ADUs and JADUs as specified in State Law and summarized below. Please refer to the California Department of Housing and Community Development ADU Handbook <https://www.hcd.ca.gov/sites/default/files/2022-07/ADUHandbookUpdate.pdf> for additional details. Ministerial review is provided for all JADUs and ADUs, however, development in the Coastal Zone may require Coastal Development Permits.

STATE EXEMPTION	<b>One ADU, which is up to 800 sq ft in size and a maximum of 16 ft high, may be constructed at reduced 4 ft side and 4 ft rear setbacks. Any ADU that is less than the State Exemption in size and height is not subject to site coverage or floor area ratio standards. An ADU exceeding the State Exemption standards must comply with criteria listed below or as noted in the base zoning district</b>					
	JADU	Single Family ADU			Multi-Family ADU	
ADU Type	 <b>Conversion JADU</b> Interior conversion of existing portion of SFD	 <b>Conversion ADU</b> Interior conversion of portion of SFD or legally established detached accessory structure	 <b>Detached ADU</b> New construction detached from main dwelling	 <b>Attached ADU</b> Addition/new construction attached to main dwelling	 <b>Conversion ADU</b> Interior conversion of existing (established prior to 01/01/2020) non-habitable MFD space	 <b>Detached ADU</b> New construction detached from main building
Zoning	Allowed on all residential and mixed use zoned properties that are improved with a single family dwelling				Allowed on all residential and mixed use properties that are improved with multi-unit dwellings	
Number of ADUs permitted on a lot	One JADU <u>and</u> one attached <u>or</u> one detached ADU				At least one and no more than 25% of existing unit count	Two
Minimum Lot Size	None					
Maximum Unit Size (Square Feet)	500	None	Max 1,200 sf overall; if > State Exemption then base zoning standards apply	Max 50% of existing SFD (excluding garage); however state law allows up to 850 sq. ft. for a 1 bedroom ADU	None	1200

				and up to 1000sq. ft. for 2 bedroom or room		
<b>Maximum Height (Feet)</b>	N/A	N/A	16 ft for State Exemption; Otherwise, max height in base zoning district applies		N/A	16 ft; Otherwise, base zoning district applies
	 <b>Conversion JADU</b>	<b>Conversion ADU</b>	 <b>Detached ADU</b>	 <b>Attached ADU</b>	 <b>Conversion ADU</b>	 <b>Detached ADU</b>
<b>Minimum Front Setback</b>	N/A	N/A	See base zoning standards		N/A	See base zoning standards
<b>Minimum Side, Street Side, and Rear Setback</b>	N/A	N/A	If size or height is greater than State Exemption see base zoning		N/A	If size or height is greater than State Exemption see base zoning
<b>Maximum Lot Coverage</b>	N/A	N/A	No max site coverage for up to 800 sf and max 16 ft high unit; otherwise base zoning district applies		N/A	No max site coverage for up to 800 sf and max 16 ft high unit; otherwise base zoning district applies
<b>Building Separation</b>	N/A	N/A	<p>Exterior wall fire rating, projections, wall openings, and penetrations in a Single family house and its proposed ADU must comply with 2022 CRC Section R302.</p> <p>Please note that depending on the proposed fire separation distance between the single family house and the proposed ADU, some or all of the followings for both units, including Single family house and proposed ADU, may have to be upgraded to meet the requirements of R302:</p> <ol style="list-style-type: none"> <li>1-Exterior Wall fire rating,</li> <li>2-Projections,</li> <li>3-Wall openings,</li> <li>4-penetrations</li> </ol>		N/A	<p>Exterior wall fire rating, projections, wall openings, and penetrations in a Single family house and its proposed ADU must comply with 2022 CRC Section R302.</p> <p>Please note that depending on the proposed fire separation distance between the single family house and the proposed ADU, some or all of the followings for both units, including Single family house and</p>

					proposed ADU, may have to be upgraded to meet the requirements of R302: 1-Exterior Wall fire rating, 2-Projections, 3-Wall openings, 4-penetrations
<b>Entrance</b>	Exterior entrance required in all cases; JADUs may also provide internal connection				
<b>Kitchen</b>	Efficiency	Full kitchen, including fixed cooking appliances with outside exhaust			
<b>Bathroom</b>	May share with primary dwelling	Bathroom is required			
<b>Parking</b>	N/A	Parking for ADU waived if property is: 1) within ½ mile walking distance to transit; 2) within architecturally or historically significant district; 3) on-street parking permits are required and not provided to ADU occupant; or 4) within one block of car-share vehicle pick-up/drop-off location			
<b>Garage Conversion</b>	Allowed; Minimum parking standards apply in the Coastal Zone				
<b>Owner Occupancy</b>	Owner shall live in either unit	Owner occupancy not required for units built between January 1, 2020 and January 1, 2025			
<b>Short-Term Rental</b>	Short-Term Rentals are not permitted unless ADU was legally established prior to February 19, 2021				
<b>Separate Conveyance</b>	ADUs and JADUs may not be sold separately				
<b>Development Impact Fees (DIF)</b>	Exempt from DIF	Exempt from DIF if ADU is less than 750 sf; For ADUs larger than 750 sf, DIF have been reduced 75%			
<b>Building, Public Works, Fire Depts</b>	Consult with other departments regarding grading plans, plumbing, electrical, structural, utility connections, emergency access, etc.				