

4. To ensure that the second unit is not sold separately from the main dwelling unit and not rented for less than 30 days, a covenant detailing the ownership and rental terms requirements shall be filed for recordation with the County Recorder within 30 days of Department of Community Development Plan Check approval and issuance of building permits. Evidence of such filing shall be submitted to the Director within 30 days of approval.

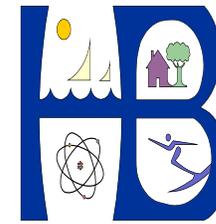
## Contact Information

Information on applications, zoning requirements, etc. is available by visiting the Third Floor of the Civic Center at 2000 Main Street (Corner of Yorktown and Main) or calling (714) 536-5271, or on the Planning Division's website: [www.huntingtonbeachca.gov/government/departments/community-development/](http://www.huntingtonbeachca.gov/government/departments/community-development/)



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Department of Community Development  
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City of  
Huntington Beach  
Department of  
Community Development

# How To Permit an Accessory Dwelling Unit





Welcome to  
**THE CITY OF HUNTINGTON BEACH**



## What is an Accessory Dwelling Unit (ADU)?

An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons on a lot with a single-family residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.

**Pursuant to State law, ADUs are permitted in all R zoning districts (RL, RM, RMH, RMH-A, RH) with one single-family dwelling.**

**One ADU may be permitted on a legally established lot with one single-family dwelling subject to issuance of a building permit.**

**If a lot has more than one dwelling, an ADU is not allowed.**

## Development Standards

Max. unit size: 1,200 s.f. & 2 bedrooms
Must have independent exterior access.
For newly constructed ADUs, compliance with the minimum setbacks, height, and building coverage of the base zoning district and provisions for accessory structures is required.
Newly constructed ADU's designed as accessory structures (detached buildings from main dwelling or above or attached to an existing detached garage) shall comply with the location, height and separation requirements of Section 230.08. The maximum height of an accessory structure is 15 feet.
One additional off-street parking space shall be required per bedroom. No parking is required for ADUs within ½ mile of a transit stop and for ADUs where no additional building square footage is proposed.
The main dwelling or the accessory dwelling shall be owner occupied.
The ADU shall not be sold separately from the main dwelling unit.
The ADU shall not be rented for less than 30 days.
Building materials, colors, and exterior finishes must be substantially the same as those on the existing dwelling.



1. Visit the Zoning Counter to discuss your request. During this session, a planner will discuss the applicable State law requirements so that you can prepare your plans.
2. Submit plans at the Zoning Counter. A planner will take them in to review for compliance with State law and get back to you within a week.
3. Once your plans have been checked and are ready for approval, you can pick them up from Planning and submit to the Building Division for a building permit. Payment of applicable development impact fees is required at the time of permit issuance.