

## Los Angeles Municipal Code Section 12.24.W.43.

The following uses and activities may be permitted in any zone, unless restricted to certain zones or locations...

43. **Second dwelling unit** in the A, RA, RE, RS, R1, RMP or RW1 Zones, provided that:

(a) In addition to the findings otherwise required by this section, a Zoning Administrator shall also make the following findings:

(1) that the second dwelling unit consists of a group of two or more rooms for living and sleeping purposes, one of which is a kitchen, and the second dwelling unit has a maximum floor area of 640 square feet;

(2) that the second dwelling unit is located on a lot having an area at least 50 percent larger than the minimum area required for a lot in the zone in which it is located, and in no event is the lot area less than 7,500 square feet;

(3) that the second dwelling unit meets the yard, lot coverage and height requirements applicable to the zone in which it is located; and

(4) that the primary dwelling unit and all other existing or proposed buildings meet the use, lot coverage, height, yard and other requirements applicable to the zone in which they are located.

(b) In determining whether to permit a second dwelling unit, a Zoning Administrator shall consider, but not be limited to, factors such as the impact of the second unit on traffic volume of existing streets and highways and the increased burden on water and sewer services.

(c) At least one covered or uncovered off-street automobile parking space shall be provided for the second dwelling unit, in addition to the off-street automobile parking spaces required by Section [12.21A4\(a\)](#) for the principal dwelling; provided, however, that a Zoning Administrator may modify the dimensions of the parking facilities (as set forth in Section [12.21A\(5\)](#)) by up to 20 percent, as may be necessary to facilitate vehicular movement on and to the subject property.

(d) A Zoning Administrator may reduce the width of required passageways [see Section [12.21C2\(b\)](#)] to no less than five feet, unless the Fire Department determines that the reduction would result in a safety hazard.

(e) A Zoning Administrator shall require that a second dwelling unit be combined with or be attached to a main building containing only one dwelling unit unless:

(1) The second dwelling unit results from the conversion of a legally established, detached accessory living quarters, servants' quarters, or guest house which had been issued a certificate of occupancy prior to July 1, 1983; or

(2) The Zoning Administrator determines that a detached dwelling unit will be constructed in full compliance with setback, lot coverage, height and other requirements applicable to the zone, without adverse impacts on the character of the surrounding neighborhood.

(f) The architectural style of the second dwelling unit shall be compatible with that of the primary dwelling unit, and when viewed from the street frontage it shall appear that there is only one dwelling unit on the lot. Not more than one entrance to the dwellings shall be visible from the street frontage.

(g) A second dwelling unit shall not be located in a Hillside Area, as defined in Section [91.7003](#) of this Code, in an Equinekeeping District, along a Scenic Highway designated in the General Plan, or where the width of the adjacent street is below current standards as defined in Section [12.37H](#).

(h) No building nonconforming as to use may be converted to a second dwelling unit.

(i) A copy of each application for conditional use as a second dwelling unit shall be referred without unnecessary delay for review to the councilmember of the district in which the property is located, and copies of any building permits issued for a second dwelling unit shall be sent to that councilmember.