

**EXHIBIT A
ZONING CODE AMENDMENT
P2017-0224-ZCA**

Proposed Zoning Code Amendment

The proposed Zoning Code Amendment (ZCA) will amend Section 17.400.095 as follows:

§ 17.400.095 RESIDENTIAL USES – ACCESSORY DWELLING UNITS.

This Section establishes the standards for the development of an Accessory Dwelling Unit in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards):

- A. Minimum Lot Size.** A minimum lot size of 5,000 square feet shall be required for the construction, use and maintenance of accessory dwelling units. No minimum lot size shall be required for an accessory dwelling unit located entirely within an existing structure, and where no new floor area is created.
- B. Maximum Unit Size.** The maximum permitted unit size may be up to 50% of the gross square footage of the primary dwelling unit on the lot, but shall not exceed 600 gross square feet in floor area.
- C. Minimum Unit Size.** The minimum unit size shall be 220 gross square feet.
- D. Zones in which Accessory Dwelling Units may be Constructed.** The construction, use, and maintenance of accessory dwelling units shall only be permitted in Residential Zones indicated in Table 2-3, on lots containing a detached single family dwelling unit. This provision shall not apply to lots containing a duplex or triplex only.
- E. Density.** Unless otherwise provided in this ordinance, ~~No~~ no more than one accessory dwelling unit is allowed on a property.
- F. Minimum Room Dimensions.** Minimum room dimensions, including ceiling heights, floor area and width, shall meet the Uniform Building Code regulations in effect at the time of construction.
- G. Location.** Accessory dwelling units shall be either attached to an existing dwelling; located entirely within the living area of an existing dwelling, garage, or accessory structure; or detached from and on the same lot as the existing dwelling, and subject to compliance with front, side, and rear yard setback standards, unless otherwise provided in this Section.
- H. Parking.** One (1) parking space, which may be uncovered, shall be required for an accessory unit, consistent with Section 17.320, except as provided below.

When existing off-street parking is demolished in conjunction with the construction of an accessory dwelling unit, the parking for the primary dwelling unit shall be replaced and provided in compliance with Section 17.320.

Parking for an accessory dwelling unit shall not be required if said unit is:

- i. Located wherein the public accessible path to a public transit stop is no more than one-half mile;
- ii. Within a historic district;
- iii. Located entirely within an existing primary residence or an existing accessory structure, where no additional floor area is created;
- iv. In an area where on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit; or
- v. Located within one (1) block of a car share facility.

I. Habitability. Accessory dwelling units shall be fully habitable, and shall include kitchen and bathroom facilities. A maximum of one (1) bedroom shall be permitted per accessory dwelling unit.

J. Occupancy Restrictions. Accessory dwelling units may not be sold separately from the primary residence, and may not be used for rentals of terms of 30 days or less.

K. Setbacks. An accessory dwelling unit constructed entirely within the existing floor area of a single-family residence, garage, or accessory structure, which has independent exterior access from the existing residence, and side and rear setbacks that are sufficient for fire safety, as determined by the Culver City Fire Department, shall not be subject to setback standards for new development.

A setback of five (5) feet from the side and rear lot lines shall be provided for an accessory dwelling unit that is constructed above a garage.

Any additional floor area created with the construction of a new attached or detached accessory dwelling unit within an existing single-family residence, garage, or accessory structure shall abide by the setback requirements of the zone in which it is located.

L. Design Standards. To encourage design compatible with existing structures on-site and to protect the privacy of adjacent properties, specific design standards may be applicable to the project.

M. Unless stated in this Section, all other standard requirements shall apply according to the zone in which the subject property is located; including but not limited to, setbacks, building height, and distance between structures.

N. Access and Safety.

- 1.) The hillsides are prone to fire, flooding and liquefaction;
- 2.) Addressing these problems which are prevalent in the hillsides is exacerbated by substandard roadway widths which can prevent emergency access and response;
- 3.) Increasing density in the hillside areas that have substandard roadway width may create threats to public safety due to restricted emergency access;
- 4.) Therefore ADU's are prohibited in the hillsides shown on Map 4-2.



Accessory Dwelling Units Prohibited
Map 4-2

Legend

-  City Boundary
-  ADUS Prohibited