

Exhibit A

**ZONING CODE AMENDMENT
P2018-0052-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 the an-existing space of a single-family dwelling or accessory structure; provided, the accessory dwelling unit has independent exterior access from the existing single-family dwelling or accessory structure, and the side and rear setbacks are sufficient for fire safety, as determined by the Culver City Fire Department, ~~and where no new floor area is created.~~
- B. Maximum Unit Size.** The maximum permitted unit size, either attached or detached, 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. There shall not be a maximum unit size when the accessory dwelling unit is located entirely within an existing single-family dwelling or accessory structure; provided, the accessory dwelling unit has independent exterior access from the existing single-family dwelling or accessory structure, and the side and rear setbacks are sufficient for fire safety, as determined by the Culver City Fire Department.
- C. Minimum Unit Size.** The minimum unit size shall be 220 gross square feet. No minimum unit size shall be required for an accessory dwelling unit located within the existing space of a single-family dwelling or accessory structure; provided, the accessory dwelling unit has independent exterior access from the existing single-family dwelling or accessory structure, and the side and rear setbacks are sufficient for fire safety, as determined by the Culver City Fire Department.
- 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 at least one ~~a detached single family dwelling unit. This provision shall not apply to lots containing a duplex or triplex only.~~

E. Density.

1. Except as provided in this Section, no more than one accessory dwelling unit is allowed on a property.
2. Accessory dwelling units shall be prohibited in the hillside areas shown on Map 4-2.

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.

1. Accessory dwelling units may ~~shall~~ be located:

a. either a Attached to, or detached from and on the same lot as, an existing single-family 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; or

b. Entirely within the existing space of a single-family dwelling or accessory structure; provided, the accessory dwelling unit has independent exterior access from the existing single-family dwelling or accessory structure, and the side and rear setbacks are sufficient for fire safety, as determined by the Culver City Fire Department ~~unless otherwise provided in this Section.~~

2. Accessory dwelling units shall not be constructed above, or as a second story to, an existing single-story, single-family dwelling, garage or other accessory structure.

H. Parking.

1. One ~~(1)~~ parking space, which may be uncovered, covered, or tandem, shall be required for an accessory dwelling unit, subject to the minimum parking stall dimensions established by ~~consistent with~~ Section 17.320, except as provided below.
2. 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 any configuration on the same lot as the accessory dwelling unit, including, but not limited to, covered spaces, uncovered spaces or tandem spaces, subject to the minimum parking stall dimensions established by ~~in compliance with~~ Section 17.320. Parking required in relation to accessory dwelling units can be located within property setbacks.
3. Parking for an accessory dwelling unit shall not be required if said unit is:

- a. Located where ~~in~~ the public accessible path to a public transit stop is no more than one-half mile;
- b. Within an architecturally and historically significant historic district;
- c. Located entirely within the an-existing space of a single-family dwelling primary residence—or an-existing accessory structure,—where no additional floor area is created;
- d. In an area where on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit; or
- e. 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.** Owner occupancy is required for either the primary single-family dwelling or the accessory dwelling unit. 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.**

- 1. Any additional floor area created with the construction of a new attached or detached accessory dwelling unit shall abide by the setback requirements of the zone in which it is located. ~~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.~~
- 2. An accessory dwelling unit constructed entirely within the existing space of a single-family dwelling or accessory structure, which has independent exterior access from the existing single-family dwelling or accessory structure, 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.~~
- 3. ~~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.~~

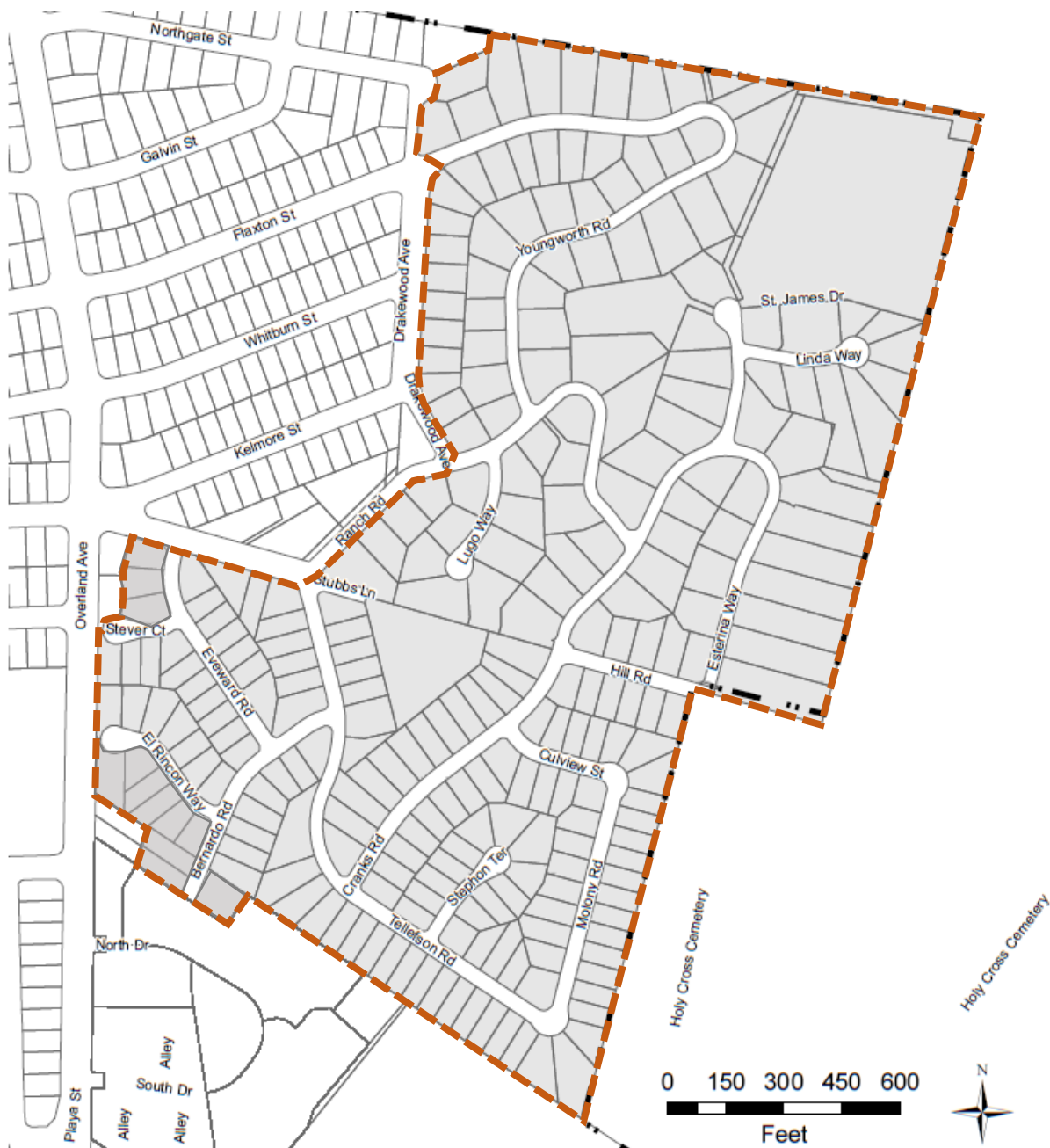
L. **Design Standards.** To encourage design ~~compatible~~ compatibility with the existing primary single-family dwelling and other structures on-site, and to protect the

privacy of adjacent properties, specific design standards may be applicable to the accessory dwelling unit project. This subsection shall not apply to an accessory dwelling unit constructed entirely within the existing space of a single-family dwelling or accessory structure.

M. Unless stated in this Section, all other development standards ~~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. Application Process.

1. Applicant shall submit complete plan sets to the Building Safety Division. In order to be deemed complete, plans shall comply with all current applicable development standards, any applicable Division handout, and any additional information required by the Director in order to conduct a thorough review.
2. Prior to Building Permit issuance, applicant shall submit an Address Assignment Request Fee and Application to the Planning Division.
3. Prior to Building Inspection Final, applicant shall file with the Los Angeles County Recorder's Office a Property Restriction Covenant prepared by the Planning Division.



Accessory Dwelling Units Prohibited
Map 4-2

Legend

-  City Boundary
-  ADUS Prohibited