



CITY OF ROSEMEAD

Community Development Planning Division

ACCESSORY DWELLING UNIT (ADU) STANDARDS

See Rosemead Municipal Code Chapter 17.30.190 for the full text and additional requirements.
Compliance with State requirements under Ordinance No.995 adopted September 8, 2020.

	Single-Family Dwelling Units		Two or More Detached Dwelling Units	Two or More Attached Dwelling Units	Notes
Development Restrictions	One Detached or Attached ADU & One JADU		One detached ADU & One ADU conversion	Two detached ADUs & Up to 25% of existing units within existing building*	*Portions of the existing structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.
Maximum Height	Attached	Limited to number of stories and height of existing primary residence*	One-Story: 17 feet Two-Stories: 30 feet		*If the height of the existing primary residence is less than 16 feet, the proposed ADU shall be allowed a maximum height of 16 feet **The height shall be measured from the habitable surface of the ADU
	Detached	One-Story: 17 feet** Two-Stories: 30 feet			
Maximum Floor-Area	Attached	50% of existing primary residence. If the existing primary residence is less than 1,600 square feet, an 800 ADU will be permitted.	Detached ADU: If floor-area ratio permits:* <ul style="list-style-type: none"> • 150-850 square feet for a studio or one bedroom • 1,200 square feet detached, freestanding (not attached to any accessory use) ADU that provides more than one bedroom ADU conversion within an existing structure: Existing size of non-habitable space, but not to exceed 850 square feet for a studio or one bedroom or 1,200 square feet for an ADU that provides more than one bedroom and is not attached to any accessory use		*If the creation of an ADU results in a floor-area ratio that is greater than what is permitted in the zone, an 800 square feet ADU that is at least 16 feet in height with four feet side and rear yard setbacks shall be permitted provided that it is constructed in compliance with all other local development standards.
	Detached	If floor-area ratio permits:* <ul style="list-style-type: none"> • 150-850 square feet for a studio or one bedroom • 1,200 square feet detached, freestanding (not attached to any accessory use) ADU that provides more than one bedroom JADU onsite: Maximum 800 square feet ADU			
	JADU	500 square feet			

	Single-Family Dwelling Units	Two or More Detached Dwelling Units	Two or More Attached Dwelling Units	Notes
Maximum Number of Bedrooms	Bedrooms shall conform to standard Building Code requirements			
Minimum Off-Street Parking	One parking space per bedroom or ADU, whichever is less*			*See Rosemead Municipal Code Table 17.30.190.1 for Exemptions
Setbacks	Attached	Side: Four feet Rear: Four feet	Side: Four feet Rear: Four feet	Conversion of an existing permitted structure to an ADU shall not be required to satisfy the minimum setback standards if the side and rear setbacks are sufficient for fire safety *The setback of the second floor shall not be less than the setback of the first floor
	Detached*	Side: Four feet Rear: Four feet		
Distance Between Dwellings	Attached	N/A	10 feet*	*If the minimum distance between dwellings cannot be met, an 800 square feet ADU that is at least 16 feet in height with four-foot side and rear yard setbacks shall be permitted provided that it is constructed in compliance with all other local development standards **The distance between dwellings of the second floor shall not be less than the distance between dwellings of the first floor
	Detached**	10 feet*		
Minimum Landscape Requirements	20%*	20%*	Apartment developments: Open space requirement of 200 square feet per unit* Condominium developments: Open space requirement of 400 square feet per unit* Two or more attached dwelling units: 20%*	*If the minimum landscape/open space area requirement cannot be met, an 800 square feet ADU that is at least 16 feet in height with four-foot side and rear yard setbacks shall be permitted provided that it is constructed in compliance with all other local development standards.
Owner Occupant Restriction	None*	None		*JADU on Site: Required The City may impose an owner-occupancy requirement after January 1, 2025.
Utility Meters	No restrictions			
Additional Requirements	For the construction of a new ADU, the ADU shall match or complement the primary residence in architectural design, color, and materials.			*See Rosemead Municipal Code Chapter 17.30.190 for additional design standards