



City of Pico Rivera
Community and Economic Development Department
6615 Passons Blvd., Pico Rivera, CA 90660
Phone: (562) 801-4332
Hours: Monday – Thursday 7:30 a.m. – 5:00 p.m.

Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations

General Requirements

Development standards provided are meant to serve as a guide. Other development standards, requirements, and permits may apply.

- Proposed ADU must be located within a residential zone.
- Rental of ADU must be for a term longer than thirty (30) days.
- School fees may apply.
- Minimum areas: kitchen 50 S.F., bedroom 70 S.F., bathroom 30 S.F.
- Minimum kitchen requirements: Two stove burner, kitchen sink, mini refrigerator, and sufficient upper or lower cabinetry. A microwave oven, hot plate, or other similar food warming appliances will not suffice for a two-stove burner.

ADU Development Standards

ADU Size

- Minimum: 150 square foot efficiency unit.
- Maximum: Attached ADU shall not exceed 50% of the primary dwelling, or at least a minimum of 800 square feet. A detached ADU can range between 800 to 1,200 square feet. An ADU that is under 800 square feet in area will not count against the maximum lot coverage requirement.

Setbacks from property lines

- A new ADU must maintain a minimum 4-foot side and rear yard setback.
- Setbacks are not applicable for a legally existing accessory structure converted to an ADU and sufficient for fire and safety.

Building Separation

- New ADU - Ten feet separation (wall to wall) between ADU and any other structure used for occupancy. Seven feet of separation is required between ADU and an accessory structure such as a garage, patio cover, or storage shed.
- Existing structure – Separation requirement is not applicable.

Height

- An ADU shall not exceed 16 feet in height from finished grade to highest point of building.

Utilities

- Separate utilities required when ADU is proposed with a new single-family dwelling. In most other cases, the utility connection for an ADU is at the property owner's discretion.

Parking

- One parking space per ADU or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.
- Exceptions to parking requirement:
 - (1) The ADU is located within one-half mile walking distance of public transit.
 - (2) The ADU is located within an architecturally and historically significant historic district.
 - (3) The ADU is part of the proposed or existing primary residence or an accessory structure.
 - (4) When on-street parking permits are required but not offered to the occupant of the ADU.
 - (5) When there is a car share vehicle located within one block of the ADU.
- Each parking space shall have a minimum width of 9 feet and 20 feet in length.
- Parking spaces shall be located on a legally permitted driveway.
- Parking spaces shall not be located on portions of a shared driveway used by more than one lot.

Junior ADU

- Limited to a maximum of 500 S.F.
- Must be within the walls of the proposed or existing single-family residence.
- One Junior ADU per single family residential lot.
- Owner occupancy is required (primary dwelling or Junior ADU)
- Deed restriction required which shall run with the land, filed with the County recorder's office, and shall include both of the following:
 - (A) A prohibition on the sale of the Junior ADU unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.
 - (B) A restriction on the size and attributes of the Junior ADU that conforms with section 66333 of the Government Code.

Other Requirements

- Address Assignment Letter is required for the proposal of a new address (e.g., 1234 1/4 Pico Street for a Junior ADU and 4567 1/2 Rivera Street for an ADU).
- A proposed Junior ADU Unit shall comply with the requirements of Government Code Section 66333.
- LA County Sanitation Connection fee receipt is required for ADUs prior to permit issuance.