



How To Permit an Accessory Dwelling Unit



Chapter 230.10 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), indicates that accessory dwellings units may be permitted in all Residential (R) districts subject to specific development standards and Director approval.

What is an Accessory Dwelling Unit?

A fully equipped dwelling unit which is secondary and subordinate to a principle dwelling unit located on the same lot. Also known as second dwelling unit or “granny unit.”



Development Standards

- Minimum size lot of 6,000 square feet.
- Maximum unit size not to exceed 650 square feet.
- Compliance with the minimum setbacks, height, and building coverage of the base zoning district.
- One additional off-street parking space shall be required, except that in the coastal zone there shall be a minimum of four (4) parking spaces on-site.
- Attached to the main dwelling to create an architecturally unified whole, not resulting in any change to the visible character of the street.
- Entrance of accessory dwelling unit shall not be visible from the street and not located in front of the main dwelling unit.
- Building materials, colors, and exterior finishes substantially the same as those on the existing dwelling.
- The accessory dwelling unit shall not be sold separately from the main dwelling unit.

What To Do



1. Visit the Zoning Counter to discuss your request. During this session you will be given the appropriate application forms, instructions, advised of any additional materials that are required. (See Neighborhood Notification Requirements Handout).
2. Submit the application materials.
3. A decision will be made by the Director after staff has reviewed your application and (if necessary) advise you of any additional materials necessary to process the application. It is estimated this process will take no longer than 30 days.

4. If the application is approved, a Notice of Action letter will be mailed to the applicant.. The decision is final ten calendar days after the date of the notice unless an appeal is filed. If the application is denied, you can file an appeal with the subsequent ministerial body.

5. To ensure that the second unit is not sold separately from the main dwelling unit, a covenant detailing the ownership requirements shall be filed for recordation with the County Recorder within 30 days of Planning Department Plan Check approval and issuance of building permits. Evidence of such filing shall be submitted to the Director within 30 days of approval.

Contact Information

Information on applications, zoning requirements, etc. is available by visiting the Third Floor of the Civic Center at 2000 Main Street (Corner of Yorktown and Main) or calling (714) 536-5271, or on the Planning Department website:
www.surfcity-hb.org/government/departments/planning.



City of Huntington Beach
Planning Department
2000 Main Street
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[HTTP://WWW.SURFCITY-HB.ORG/GOVERNMENT/
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