

ADU Capacity Check: What This Parcel Actually Allows

Three questions decide most of what you can build in a back yard, and all three are answerable before you offer.

Fill this in with the city on the phone. Do not price a unit until section 3 has a number in it.

Full explainer: alla-novytska.com/journal/burbank-vs-los-angeles-adu-rules/

1. THE PARCEL

Property address _____

Which city has jurisdiction _____

On a boundary street the answer is not obvious. The city that issues the permit is the one that counts.

2. THE THREE QUESTIONS THAT DECIDE MOST OF IT

☐ Is the parcel in the Mountain Fire Zone, or the city's Very High Fire zone? Yes / No

☐ Is it zoned for horsekeeping, R-1-H in Burbank? Yes / No

☐ Is it within half a mile WALKING distance of a major transit stop? Yes / No

Who at the city confirmed these, and on what date _____

A yes on the first caps the unit near 800 sq ft. A yes on the second can remove new construction entirely and leave only conversions. A yes on the third buys roughly a foot of height.

3. THE NUMBER YOU ARE ACTUALLY ALLOWED

a. Size ceiling for this parcel (sq ft) _____

b. Height ceiling, detached (ft) _____

c. Side and rear setback required (ft) _____

d. Size of the unit you actually want (sq ft) _____

e. Does d fit inside a? If not, stop here _____

4. THE PARKING TRADE, IF THE CITY OFFERS ONE

Some cities add floor area in exchange for an extra on-site stall, recorded against title.

☐ Extra floor area offered (sq ft): _____ Extra stalls required: _____

☐ A deed restriction is recorded and runs with the land Yes / No

☐ I have read what the restriction forbids a future owner from removing _____

5. MINIMUM RENTAL TERM. CHECK BOTH DOCUMENTS

a. Minimum in the city's ADU code (days) _____

b. Minimum under state law (days) _____

c. If these differ, whose answer do I have in writing? _____

6. THE PREAPPROVED PLAN ROUTE

☐ City runs a preapproved plan programme Yes / No

☐ My design is already in that library Yes / No

☐ If no: quoted review time is _____ business days, plus _____ for each recheck _____

7. NOTES

Size, height, fire zone and rental rules are set locally inside ranges state law defines, and they change. This sheet is general information, not legal or tax advice. Confirm current standards for your parcel.