

West Hollywood Municipal Code

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19.36.310 Residential Uses – Second Residential Units.

A. *Applicability.* A second residential unit may be allowed in the R1-A zoning district specified in Section 19.06.030(Residential District Land Uses and Permit Requirements) subject to the requirements of this section. More than one dwelling unit may be allowed on individual residentially zoned parcels as provided by Section 19.06.050 (Residential Density in R1 and R2 Zones).

B. *Applicant Eligibility.* The building permit applicant shall be the owner and resident of the primary dwelling.

C. *Number of Secondary Units Allowed.* Only one second residential unit shall be allowed on a single-family parcel.

D. *Site Requirements.* A parcel proposed for a second residential unit shall be developed with only one existing owner-occupied single-family dwelling.

E. *Design Standards.* A second residential unit shall:

1. Have a floor area not exceeding 750 square feet;
2. Be architecturally compatible with the main dwelling unit and garage;
3. Comply with height and setback requirements for the main dwelling and garage, and distances between buildings (Section 19.20.040); and
4. Contain separate kitchen and bathroom facilities and have a separate entrance from the main dwelling.

F. *Rental of Unit.* A second residential unit may be rented.
(Ord. 01-610 § 4, 2001; Ord. 01-594 § 2 (Exh. A), 2001)
