

CITY OF HIDDEN HILLS
6165 Spring Valley Road
Hidden Hills, California 91302

Residential Second Units

State law requires all cities to allow second units in residential zones subject to local regulations. The purpose of the law is to encourage the production of additional housing opportunities for persons of low and moderate income, including seniors, persons with disabilities, and household employees.

The City of Hidden Hills Municipal Code allows second units in all residential zones subject to the following standards:

(a) The lot on which the Second Unit is constructed contains one legal single-family residence but does not contain any other detached living quarters. The Second Unit may be attached or detached from the primary residence. If the Second Unit is detached, it must be located to the rear of the single-family residence on the site. Only one Second Unit is permitted on any property.

(b) The maximum size of a Second Unit shall be 1,200 square feet in the R-1 and RA-S zones, and 1,500 square feet in the RA-S-2 zone.

(c) A minimum of one off-street parking space must be provided for each bedroom of the Second Unit in addition to that required for the primary single-family residence. This additional parking space shall be restricted to parking within a garage on the property or in the rear yard setback on a paved surface so as not to be visible from the public on which the primary dwelling fronts.

(d) The Second Unit shall be located on a lot that is served by a public sanitary sewer system, and separate utility meters shall not serve the Second Unit.

(e) The Second Unit may be owner-occupied or rented but shall not be sold, transferred or assigned separately from the primary single-family residence on the site.

(f) The Second Unit shall incorporate the same or similar architectural features, building material, and color as the single-family residence on the site. These features shall include, but are not limited to, roofing material, roof design, fascia, exterior building finish, color, exterior doors and windows including, but not limited to, ratios of window dimensions (i.e. width to height) and window area to wall area, garage door and architectural enhancements.

(g) The Second Unit shall comply with the building code requirements and development standards applicable to the single-family residence on the site including, but not

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limited to, lot size, lot coverage, setbacks, floor area ratio, building height, lot width and landscaping, to the extent not in conflict with the criteria set forth in zoning regulations.

(h) If a separate entrance is provided for an attached Second Unit, the entrance shall not be located on the front of the primary single-family residence or facing the street. On corner lots, the entrance shall not be located on the front of the primary single-family residence or facing the street on which the primary single-family residence fronts.

(i) The owner of the property shall occupy either the primary single-family residence or the Second Unit. If the owner occupies neither the primary single-family residence nor the Second Unit, the Second Unit shall automatically become a non-habitable space, shall not be used as a dwelling unit, and shall not be rented.

(j) A permanent foundation shall be required for all Second Units.

(k) The owner of record shall record a covenant in a form satisfactory to the City Attorney within thirty (30) days following the issuance of a building permit for the Second Unit, which shall place future buyers on notice of the following: the maximum size of the Second Unit; the required amount of off-street parking to be provided for the Second Unit; that the Second Unit may not be sold, transferred or assigned separately from the primary single-family residence; that the Second Unit shall be considered legal only so long as either the primary single-family residence or the Second Unit is occupied by the owner of record of the property; and that such restrictions shall run with the land and be binding upon all future owners and lack of compliance may result in legal action against the property owner to compel compliance with this Code. The covenant shall be recorded in the Official records of the County of Los Angeles, and a copy of the covenant shall be filed with the office of the City Clerk.”

In order to encourage the production of second units, the City offers fast-track permit processing for second units that comply with these standards, as well as the option of modified standards when second units are restricted to occupancy by low- and moderate-income households. For further information regarding requirements or application procedures for second units, please contact Dirk Lovett, City Engineer at (818) 888-9281, Monday - Friday, 9:00 a.m. to 5:00 p.m.