



## City of South Gate Development Standards for a Second Unit / “Granny Flat”

---

A **Second Dwelling Unit**, commonly known as “Granny Flats” as defined in the Government Code section 65852.2, is permitted on a Single-Family Residential Zone (R-1) or Low-Density Area designated by the General Plan, with the following minimum requirements:

1. May be built on a parcel 6,000 sq.ft or larger;
2. Must be located within the rear half of the property and may be located on the first or second floor;
3. May not exceed 30% of the total living area of the main residence, with a minimum of 240 sq.ft. and a maximum of 640 sq.ft.;
4. The utilities of the second unit may not be metered separately from the main residence for gas, electricity, trash, water, or sewer services. Utilities for both units shall be underground;
5. The property owner must reside on the premises, either on the main residence or the second unit. The second unit may not be sold independently of the main residence. Either the main residence or second unit may be used as the rental unit.
6. One paved parking space 10’x 20’ is required in addition to a 2-car garage for the main residence;
7. The paved parking space may not be within the required 20ft. front yard set-back or the 35.5 garage turning radius;
8. The paved parking space shall be adjacent to the second unit and shall not block any access route to the garage;
9. A maximum of one bedroom is permitted;
10. Occupancy shall be limited to a maximum of two persons;
11. Minimum Setbacks: Front Yard 20 ft. and Side & Rear Yard 3 ft.;
12. Maximum total lot coverage shall not exceed 40%;
13. Maximum total lot F.A.R (Floor Area Ratio) shall not exceed 40%;
14. If detached, a minimum distance of 10 ft. is required between the main residence and second unit;
15. All applicable zoning development standards for an R-1 shall be adhered to;
16. The main residence and second unit shall both be equipped with “hardwired” smoke detectors, with battery back-up, or upgraded as applicable;
17. Prior to the issuance of a building permit for the second unit, a covenant of restriction to run with the land shall be recorded which specifies that the use of the additional unit as a dwelling may continue only as long as the property owner resides (either on the main residence or second unit).
18. Laundry facilities must be provided for the second unit;

**Second Unit/"Granny Flat"  
Plan Submittal Requirements for the Planning Division**

---

**PROCEDURES:**

1. Complete the Architectural Review Application.
2. Provide three (3) sets of plans for Architectural Review and Approval with the following requirements:
  - Plans must be on 24"x 36" (2ft x 3ft) page size.  
8 1/2" x 11" or 11" x 17" pages will not be accepted.
  - Plans must include a:
    1. Plot plan
    2. Floor plan
    3. Elevations for ALL sides of the **Existing Main Residence and Proposed Second Unit**
    4. **Name & telephone number of applicant printed on the plans**
  - All Structures must be to scale and include dimensions. For example, 1/8" = 1' or 1/4" = 1'
  - The Location, Use and Dimensions of all buildings, units, **laundry facility**, structures (patios, garages, storage, etc...), building separations and walls for the main residence and second unit must be shown on the plot plan.
  - Show the location of the **water meters, gas meters, water heaters, electric lines, utility poles, easements etc.** on the plans for the main residence and second unit
  - The following information must be **listed** and **clouded** at a visible location on the cover page of the plans, as follows:
    1. The utilities of the second unit may not be metered separately from the main residence for gas, electricity, trash, water and sewer services. Utilities for both units are underground;
    2. The property owner must reside on the premises, either on the main residence or the second unit.
    3. The second unit will not be sold independently of the main residence. Either the main residence or second unit will be used as the rental unit.
    4. Occupancy will be limited to a maximum of two persons;
    5. The main residence and second unit are both equipped with "hardwired" smoke detectors, with battery back-up, or an upgrade as applicable;
    6. Prior to the issuance of a building permit for the second unit, a covenant of restriction to run with the land will be recorded, which specifies that the use of the additional unit as a dwelling may continue only as long as the property owner resides (either on the main residence or second unit).
  - Show the location of the paved parking space and laundry facility for the second unit
  - Area of public right-of-way between house and curb to be shown in detail including trees, meters, fire hydrants, etc.
3. Submit four (4) photographs of the subject property showing:
  - front property
  - rear property
  - garage with the vehicle door open
  - area where the proposed Granny Flat is to be situated.
4. The total processing cost is \$190.00. The applicant is required to pay \$95.00 at the time of submittal with the remaining balance of \$95.00 due upon Planning Division approval. **Please note this fee DOES NOT include the Building Plan Check Fee.** The review process takes approximately 10 working days. The applicant will be notified of the results by phone.
5. Plans are to be submitted to the Planning Division at the Building and Safety Department Monday thru Thursday from 7:00am to 5:00pm. Permits will be issued until 4:30pm. City Hall is closed on Fridays.

**NOTES:**

**\*All checked/reviewed plans with corrections from the city's Architect must be included with the new set of corrected plans when re-submitting for approval or ADDITIONAL FEES WILL APPLY.**

**\*PLANNING APPROVALS for proposed developments ARE ONLY GOOD FOR ONE YEAR.**

Sample plot-plans including floor plans and elevation plans for residential requests have been incorporated into this handout for your information. If you have any questions concerning any development requirements, procedures or any of the information contained herein, please contact the City's Planning Department at 323-563-9562 or for development standards visit the city's website at [www.cityofsouthgate.org](http://www.cityofsouthgate.org) under the "Municipal Code"/ "Title 11: Zoning