



## ACCESSORY DWELLING UNIT (ADU) POLICY

### Purpose

To clarify Lake Arrowhead Community, Inc. (LAC) standards regarding residential structures and to ensure compliance with Deed Restrictions requiring single-family residential use.

### Single-Family Residential Requirement

Lake Arrowhead Community Deed Restrictions permit **single-family homes only**. Accessory Dwelling Units (ADUs), accessory apartments, rental suites, or any space designed or used as a separate dwelling unit are **not permitted**.

### Definition

For purposes of this policy, an ADU or second dwelling unit is any portion of a structure that is designed or configured to function as an **independent residence** separate from the primary home.

### Common ADU Indicators

The following features may indicate a prohibited second dwelling unit (this list is not all-inclusive):

- Multiple kitchens or full food preparation areas.
- Separate washer/dryer hookups serving different living spaces.
- Separate exterior entrances intended for independent occupancy.
- Utility systems configured to serve separate living areas.
- Layouts containing bedroom, bathroom, kitchen, and living space designed for independent living.
- Requests for separate addressing, mail delivery, or unit designation.

The presence of multiple indicators may result in denial of building permits or required plan revisions.

### Garage, Basement, and Accessory Structure Living Space

Living space located above garages, in basements, or within accessory structures must remain functionally part of the primary residence and may not be used or designed as a separate dwelling unit.

### Permit Review Authority

LAC reserves the right to:

- Deny building permits that indicate creation of a second dwelling unit.
- Require plan modifications to ensure compliance with Deed Restrictions.
- Review structures for compliance during and after construction.