



DRAFT - Jurisdiction ADU Standards Summary- DRAFT

| Jurisdiction | Min / Max ADU size | Min lot size | Max height | | Two bedroom ADUs | JADUs | Zones Allowed | Required Parking | Owner Occupancy | Deed Notice |
|-------------------|--|---------------------------------|------------|----------|-------------------------------|-------------|--|------------------|-----------------|-------------|
| | | | Attached | Detached | | | | | | |
| Atherton | None / 1,200 sf | R-1A: 1 acre R-1B: 12,520 sf | 32 ft | 15 ft | Allowed | Not allowed | All residential zones | One space | Required | None |
| Belmont | None / 800 sf <i>(attached must be less than 50% of primary dwelling)</i> | None | 28 ft | 15 ft* | Allowed | Allowed | All residential zones | None | Required | Required |
| Brisbane | 150 sf / 1,000 sf | None | 28-30 ft** | | Allowed within max floor area | Not allowed | R-1 and R-BA | None | Required | Required |
| Burlingame | None / 640 sf | 6,000 sf | 15 ft | | Allowed | Not allowed | All residential zones | One space | Required | Required |
| Colma | None / 800 sf | None | 27 ft | 12 ft† | Allowed | Allowed | R, G (caretaker units), C (single family residences only), and RS (within existing footprint only) | One space | Required | None |
| Daly City | None / 1,200 sf <i>(max applies to detached only)</i> | None | 30 ft†† | | Allowed | Not allowed | All residential zones | None | Required | Required |

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| | | | Attached | Detached | | | | | | |
| East Palo Alto | None / 700-1,000 sf <i>(depending on lot size)</i> | Attached: 5,500 sf Detached: 7,500 sf | 15 ft | | Allowed | Not allowed, but allow similar guest houses | All residential zones | One space | Required | Required |
| Foster City | 150 sf / 640 sf | 5,000 sf | 25 ft | | Allowed | Not allowed | R-1, R-1/PD, R-2 | One space | Required | Required |
| Half Moon Bay | 150 sf / 700 sf | None <i>(but min. site area for zoning district applies)</i> | 28 ft° | 22 ft° | Allowed | Not allowed, but allow very small, attached guest houses | All residential zones and mixed use zones with a single-family dwelling (use permit required) | One space | Required | None |
| Hillsborough | None / 1,400 sf | None | 32 ft | | Allowed | Allowed | All residential zones | 1-2 bedroom: one space 3+ bedroom: two spaces | No requirement | Required |
| Menlo Park | None / 640 sf <i>(not to exceed 50% of existing living area if attached)</i> | 6,000 sf | Same as primary dwelling but detached ADUs cannot exceed 17 feet | | Not allowed | Not allowed | All single-family residential zones | One space | Required | None |
| Millbrae | 150 sf / 1,200 sf or 50% of the main dwelling, whichever is less | None | No restrictions | | Allowed | Not allowed | All residential zones with an existing single-family residence | None | No requirement | None |
| Pacifica ^{oo} | None / 1,200 sf <i>(if attached primary dwelling must be at least 850 sf)</i> | None | Front of primary dwelling: 15 ft Everywhere else: 25 ft | | Allowed | Not allowed | All residential zones | 0-2 bedroom: one space 3+ bedroom: two spaces | Required | None |

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| Portola Valley | None / 1,000-1,500 sf <i>(depending on zoning district)</i> | 1 acre | 28 ft | | Allowed | Allowed | RE, R-1, M-R | 0-1 bedroom: one space 2+ bedroom: two spaces | Required | None |
| Redwood City | None / 700-900 sf ^s | None | 28 ft | 14 ft | Allowed | Not allowed | All residential zones | None | Required | None |
| San Bruno | 150 sf / 640 sf | None, but likely 2,500 sf to meet requirements | 28 ft | | Not allowed | Not allowed | All residential zones | One space | Required | Required |
| San Carlos | None / 640 sf detached or up to 30% of total living area attached | None | 15 ft unless above a detached garage, then 28 ft | | Allowed | Not allowed | RS-3, RS-6, and RM-20 | One space | Required | Required |
| City of San Mateo | None / 640 sf | None | 24 ft to plate line and 32 ft to roof top | | Allowed | Allowed | Single-family and multifamily districts with a single-family dwelling | One space | Required | Required |
| San Mateo County | None / 1,200 sf | 5,000 sf | 26 ft | | Allowed | Allowed | Bay side: all R zones except R-3 Coast side: R-1 | 0-2 bedroom: one space 3+ bedroom: two spaces | No requirement | None |
| South San Francisco | None / 900 sf detached or 50% of primary dwelling attached | None | 28 ft | | Allowed | Not allowed, but allow for efficiency units | RL-8 SFD or wherever a SFD is constructed | One space | Required | Required |

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| | | | Attached | Detached | | | | | | |
| Woodside | None / 1,500 sf (subject to total floor area allowed for parcel) | None | 28-30 ft ^{§§} | 17 ft | Allowed | Not allowed | All residential and commercial zones | One space | No requirement | None |

Disclaimer: standards and process may vary. Consultation with the jurisdiction's planning department is recommended before starting any project.

* Unless over a garage, then 17-20 ft (depending on roof style)

** 28 ft for lots with less than 20% slope; 30 ft for lots with greater than 20% slope; 20 feet within 15 feet of property line

† Discretionary after 6 ft

†† In most cases

° Applies to two story units / one story max height is 15 feet for attached and 13 feet for detached

°° Pending council adoption

§ Max for lots under 10,000 sf: 700 sf / Max for ADA compliant ADU: 800 sf / Max for lots larger than 10,000 sf: 900 sf

§§ Depending on zoning district

Updated: 12/1/17