

Atherton Accessory Dwelling Unit (ADU) Standards

STANDARDS	
Zones allowed	All residential zones (R-1A and R-1B)
Lot restrictions	None
Minimum lot size	R-1A: 1 acre R-1B: 12,520 sf
Min / Max ADU size	None / 1,200 sf
ADU building height	Attached: 30 feet Detached: 15 feet
Setbacks	<p>Attached: same as primary dwelling (60 feet front and rear, 50 feet sides), generally with ability to encroach 20% into the required side and rear setbacks.</p> <p>Detached: same as primary dwelling, (60 feet front and rear, 50 feet sides) with ability to encroach 20% into required rear and side setbacks. Must be 120 feet from front property line, or 30 feet behind front line of the main residence, whichever is less. ADU must be 8 feet from the primary dwelling. (applies to typical 1 acre lots).</p>
Parking requirements	One parking space per unit is required unless state exemptions are met (ADU is within ½ mile of transit, in existing structures, in historic districts, within one block of car share locations, or in an area with residential parking permit rules that do not allow second units to get a permit). Parking is allowed in setbacks. Tandem parking is allowed.
Owner occupancy	Owner must live in the main dwelling or the ADU
Sample fees from recently built projects*	n/a
Other requirements	<ul style="list-style-type: none"> • ADUs must comply with all requirements of the underlying zoning district. • Only one ADU per property is allowed
Process	<p>For construction of new units, Staff will review for compliance with physical standards. Process for conversions to and ADU can be found here: http://www.ci.atherton.ca.us/DocumentCenter/View/4221.</p> <p>Making an appointment to meet with a planner in the initial stages of the project can help avoid challenges and is highly recommended.</p>
Exceptions	The first one thousand two hundred square feet of floor area of each newly constructed accessory dwelling unit shall be excluded from maximum floor area calculations; provided, that the floor area exclusion shall not to exceed ten percent of the allowed floor area for the lot
INFORMATION	
Contact	Lisa Costa Sanders - Lcostasanders@ci.atherton.ca.us , 650.572.0544
Website	www.ci.atherton.ca.us
ADU Ordinance	www.codepublishing.com/CA/atherton/html

New laws were passed recently, and updates will be coming soon

*Disclaimer: standards and process may vary. Consultation with the contact is recommended before starting any project.
Fees are specific to each project and will vary. Fees change regularly. These are provided as examples only.