

Belmont Accessory Dwelling Unit (ADU) Standards

STANDARDS	
Zones allowed	All residential zones (R-1-5, HRO, PD)
Lot restrictions	None
Minimum lot size	None
Min / Max ADU size	Min: None Max attached: lesser of 50% of primary dwelling or 800 sf Max detached: 800 sf
ADU building height	Attached: 28 feet Detached: 15 feet Over garage: 17-20 feet (dependent on roof style)
Setbacks	5 feet rear and side
Parking requirements	No parking required but, if provided, can be tandem
Owner occupancy	Owner must live in the main dwelling or the ADU
Sample fees from recently built projects*	ADU 1 (584 sf, attached): \$6,736 ADU 2 (416 sf, attached): \$3,404 ADU 3 (285 sf, attached, junior): \$3,399
Other requirements	<ul style="list-style-type: none"> Sprinklers for fire safety are required if the ADU results in a 50% increase in the original size of the residence or a combination of increase in size and remodeling impacted 50% of the original square footage. The state building code requires sprinklers for all new construction. All projects removing trees are subject to the Belmont Tree Ordinance. A restrictive covenant must be recorded on the deed prior to finalizing the building permit and issuance of occupancy. ADUs are not allowed in front of the primary dwelling unless the structure is already in front of the primary residence. Only one ADU per property is allowed. ADUs are not allowed on sites with multifamily dwellings. ADUs must conform to all development standards in the zoning district in which they are proposed.
Process	Building permit review required. No design review of ADU is required, even if ADU is part of a larger project. Making an appointment to meet with a planner in the initial stages of the project can help avoid challenges and is highly recommended.
Exceptions	None
INFORMATION	
Contact	Planner on Duty - 650.595.7478
Website	http://www.belmont.gov/city-hall/community-development/planning-and-zoning/accessory-dwelling-units-adus
ADU Ordinance	www.belmont.gov/home/showdocument?id=15642

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.