

East Palo Alto Accessory Dwelling Unit (ADU) Standards (DRAFT)

STANDARDS	
Zones allowed	All residential zones
Lot restrictions	Cannot exceed density plan for the neighborhood (evaluated on a parcel level)
Minimum lot size	Attached: 5,500 sf Detached: 7,500 sf
Min / Max ADU size	None / 700-1,000 sf (depending on lot size)
ADU building height	15 feet
Setbacks	6 feet rear, 3 feet sides, 6 feet from primary dwelling Must be behind primary dwelling
Parking requirements	One parking space is required (added to the house requirement) 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). Tandem parking and parking in setbacks is allowed.
Owner occupancy	Owner must live in the main dwelling or the ADU
Sample fees*	ADU (500 sf): \$18,314
Other requirements	<ul style="list-style-type: none"> Only one ADU per property is allowed. ADUs must comply with all requirements of the underlying zoning district. ADUs are permitted on sites with multifamily buildings.
Process	Application is reviewed by planning to evaluate parking, zoning and lot size. If approved, can apply for building permit. Making an appointment to meet with a planner in the initial stages of the project can help avoid challenges and is highly recommended.
Exceptions	The Planning Commission can waive the ADU requirements with a use permit.
INFORMATION	
Contact	Guido Persicone, Planning and Housing Manager gpsericone@cityofepa.org - 650.853.3195
Website	http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/410
ADU Ordinance	Section 22.5

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.*