

Hillsborough Accessory Dwelling Unit (ADU) Standards

STANDARDS	
Zones allowed	All residential areas
Lot restrictions	None
Minimum lot size	None
Min / Max ADU size	None / 1,400 sf
ADU building height	32 feet, 22 foot wall height (same as primary residence)
Setbacks	Same as primary residence – minimum 25' from front property line and 20' from side property lines. Conversion of a legally nonconforming structure within the required setbacks is permitted however.
Parking requirements	For 1-2 bedroom units, one unenclosed space is required and for 3+ bedroom units, two unenclosed spaces are 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). Tandem parking and parking in setbacks is allowed.
Owner occupancy	No requirement
Sample fees from recently built project *	ADU 1 (674 sf, detached): \$4,847 ADU 2 (437 sf, detached): \$3,445
Other requirements	<ul style="list-style-type: none"> ADUs must comply with Building and Fire Code requirements. Design must be consistent with primary residence and neighborhood. Removal of trees over 36" in diameter (at breast height) or groves of any size trees requires a permit for removal. Additional requirements may apply if structure is a historic resource and/or if ADU is within 20 feet of a creek. Only one ADU per property is allowed. ADUs must comply with all requirements of the underlying zoning district.
Process	ADUs require administrative review without public notification, hearing, or fee. Design review is also required to ensure architectural consistency. 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	Planning Department – 650.375.7422
Website	http://www.hillsborough.net/276/Housing-Resources http://www.hillsborough.net/DocumentCenter/View/434
ADU Ordinance	http://www.hillsborough.net/DocumentCenter/View/2639

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.*