

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	22 feet. Exceptions: 32 feet if located within building envelope and 15 feet if located within a setback (See Ordinance for further details).
Setbacks	Same as primary residence – minimum 25' from front property line and 20' from side property lines. Conversion and expansion of a legally nonconforming structure within the required setbacks is permitted. Second story ADUs built above an existing nonconforming structure must have a minimum 5' setback and have no openings facing property lines.
Parking requirements	One parking space with exceptions. Tandem parking and parking in setbacks 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. • The materials and colors of the exterior walls, roof, and windows and doors must match the appearance of those of the primary dwelling. The roof slope must match that of the dominant roof slope of the primary dwelling. The exterior lighting must be down-lit or as otherwise required by the building or fire code. • 12-inches DBH or greater. However, if a grove is proposed for removal, then 6-inches DBH. • Additional requirements may apply if structure is an historic resource and/or if ADU is within 20 feet of a creek. • Only one ADU per property is allowed. • Landscaping required. • ADUs must comply with all requirements of the underlying zoning district.
Process	ADUs require administrative review without public notification, hearing, or fee. ADUs within the building envelope only require a 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	Available through a discretionary process.
INFORMATION	
Contact	Planning Division – 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

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.*