

Menlo Park Accessory Dwelling Unit (ADU) Standards (DRAFT)

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

STANDARDS	
Zones allowed	All single-family residential zones
Lot restrictions	Lot must be developed with a single-family residence
Minimum lot size	6,000 sf
Min / Max ADU size	Min: none Max attached: not to exceed 50% of existing living area with max increase of 640 sf Max detached: 640 sf ADUs that comply with all aspects of the disabled access requirements for kitchens, bathrooms, and accessible routes have a max of 700 sf.
ADU building height	Same as primary dwelling but detached ADUs cannot exceed 17 feet
Setbacks	Attached: same as primary residence Detached: same as primary residence except minimum rear setback is 10 ft; interior side and rear setbacks may be reduced to five feet, subject to written approval of the owner(s) of the contiguous property abutting the portion of the encroaching structure, or if the contiguous interior side or rear property line is an alley, or if the ADU is constructed above an existing detached garage
Parking requirements	One parking space is required unless state exemptions are met (ADU is within ½ mile of transit, built within an existing structure, 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) or existing ADU was permitted without additional parking. Parking in setbacks and tandem parking are allowed.
Owner occupancy	Owner must live in the main dwelling or the ADU unless nontenancy status is granted (see “Exceptions” below)
Fees	The exact amount of fees varies depending on the specifics of the proposal. In addition, there are various services provided by other districts, such as fire, sanitary, water, and schools that may assess a fee.
Other requirements	<ul style="list-style-type: none"> ADUs are limited to studio or 1 bedroom units with 1 bathroom ADU must have colors, materials, textures and architecture similar to the main dwelling. ADUs count towards the total floor area of the lot and the entire building coverage cannot exceed the permitted building coverage established by the single-family zoning district. ADU must comply with applicable development regulations for the single-family zoning district in which the lot is located. Development must comply with mitigation monitoring and report program (MMRP). Daylight plane restrictions apply. Only one ADU per property is allowed. ADUs must comply with all requirements of the underlying zoning district.
Process	Building permit review is required. Making an appointment to meet with a planner in the initial stages of the project can help avoid challenges and is highly recommended.
Exceptions	If a property owner does not occupy the primary dwelling or the ADU, the property owner may apply for a nontenancy status for temporary job or school relocation or physical inability to live in the house
INFORMATION	
Contact	650.330.6702 – planning@menlopark.org
Website	https://menlopark.org/DocumentCenter/Home/View/253 https://www.menlopark.org/DocumentCenter/Home/View/14977
ADU Ordinance	http://www.codepublishing.com/CA/MenloPark/html/MenloPark16/MenloPark1679.html

Disclaimer: standards and process may vary. Consultation with the contact is recommended before starting any project