

Millbrae Accessory Dwelling Unit (ADU) Standards (DRAFT)

STANDARDS	
Zones allowed	All residential zones with an existing single-family residence
Lot restrictions	None
Minimum lot size	None
Min / Max ADU size	150 sf / 1,200 sf or 50% of the main dwelling, whichever is less
ADU building height	No restrictions
Setbacks	Must have sufficient setbacks for fire safety
Parking requirements	No parking is required
Owner occupancy	No requirement
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"> • ADU must provide direct outside access. • ADU must have sufficient setbacks for fire safety. • ADU may not be sold separately from primary residence. • ADUs must comply with all requirements of the underlying zoning district.
Process	Building permit review 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	None
INFORMATION	
Contact	Planning Division – 650-259-2341
Website	http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml
ADU Ordinance	Millbrae does not have an ordinance governing ADUs, so state law applies.

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.