

## Millbrae Accessory Dwelling Unit (ADU) Standards (DRAFT)

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

*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.*