

Pacifica Accessory Dwelling Unit (ADU) Standards

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

STANDARDS	
Zones allowed	All residential zones
Lot restrictions	Site must contain existing single-family dwelling. Attached and detached ADUs prohibited where street fronting site is unpaved or 26 feet or less in width.
Minimum lot size	None
Min / Max ADU size	Min: 150 sf Max attached: 1,200 sf or 50% of the primary dwelling, whichever is less; primary dwelling must be at least 850 sf Max detached: 1,200 sf
ADU building height	Front of primary dwelling: 15 feet Everywhere else: 35 feet (attached); 25 feet or primary dwelling height, whichever is less, (detached)
Setbacks	Varies by ADU type. Generally 15 feet (front), 5 feet (sides)/10 feet (corner side), 20 feet (rear). Windows and doors are prohibited where ADU located less than 20 feet from rear property line. Minimum 10 feet required between structures.
Parking requirements	For 0-2 bedroom units, one space is required and for 3+ bedroom units, two 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 within front yard setbacks is allowed. Parking exceptions can be granted by the Planning Commission.
Owner occupancy	Owner must live in the primary dwelling at time of application and whenever ADU is rented.
Sample fees from recently built project *	ADU (513 sf, attached): \$11,276
Other requirements	<ul style="list-style-type: none"> • Fire sprinklers are required in some cases. Setback of 5 feet required for fire safety in all ADUs. • Separate utility meters are not required, but sometimes a meter upgrade might be required. • Consult with the city if work requires tree removal or work within the drip line. • Garage spaces converted to ADU must be replaced in some cases. • Rentals less than 30 consecutive days are prohibited. • Only one ADU per property is allowed. • ADUs must comply with all requirements of the underlying zoning district.
Process	Ministerial building permit process applying state standards and compliance with City ordinance. In the Coastal Zone, a Coastal Development Permit is required, which is a discretionary permit subject to public notice but not public hearing. Making an appointment to meet with a planner in the initial stages of the project can help avoid challenges and is highly recommended.
Exceptions	Applicants may pursue variances and parking exceptions through Planning Commission for certain standards, as stated in the ordinance.
INFORMATION	
Contact	Christian Murdock, Senior Planner 650. 738.7341 – murdockc@ci.pacifica.ca.us
Website	n/a
ADU Ordinance	https://library.municode.com/ca/pacifica/codes/code_of_ordinances?nodeId=TIT9PLZO_CH4ZO_ART4.5SEREUN

Disclaimer: standards and process may vary and require a project-specific analysis. 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.*