

South San Francisco Accessory Dwelling Unit (ADU) Standards

STANDARDS	
Zones allowed	RL-8 SFD or wherever a SFD is constructed
Lot restrictions	None
Minimum lot size	None
Min / Max ADU size	Min: None Max attached: 50% of primary dwelling with a max of 900 sf Max detached: 900 sf
ADU building height	28 feet
Setbacks	5 feet rear and side, minimum 6 feet between ADU and primary dwelling
Parking requirements	One space is 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 in setbacks is allowed. Exceptions may be granted for accessibility considerations.
Owner occupancy	Owner must live in the main dwelling or the ADU
Sample fees from recent projects*	ADU 1 (429 sf, attached): \$5,928 ADU 2 (640 sf, above garage): \$6,997
Other requirements	<ul style="list-style-type: none"> • Design must be compatible with primary dwelling • Tree removals may require a permit • One ADU per property is allowed • ADUs must conform to all development standards in the zoning district in which they are proposed.
Process	Building Permit submittal only. Making an appointment to meet with a planner in the initial stages of the project can help avoid challenges and is highly recommended.
Exceptions	Appeal process or waiver and modification are at the discretion of the Chief Planner.
INFORMATION	
Contact	Rozalynne Thompson – 650.377.8535
Website	http://www.ssf.net/departments/economic-community-development/planning-division
ADU Ordinance	zoning.ssf.net

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.