

Colma Accessory Dwelling Unit (ADU) Standards (DRAFT)

STANDARDS	
Zones allowed	R, G (caretaker units), C (single family residences only), and RS (within existing footprint only)
Lot restrictions	None
Minimum lot size	None
Min / Max ADU size	None / 800 sq ft
ADU building height	Attached: 27 feet (same as primary dwelling) Detached: 12 feet (discretionary after 6 feet)
Setbacks	Same as 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 are allowed.
Owner occupancy	Owner must live in the main dwelling or the ADU
Sample fees*	ADU 1 (800 sq ft, detached): \$5,692 ADU 2 (500 sq ft, garage conversion): \$1,740 <i>(sample fees do not include water and sewer fees)</i>
Other requirements	<ul style="list-style-type: none"> • Only one ADU per property is allowed. • ADUs are not allowed on lots with multifamily dwellings. • ADUs must comply with all requirements of the underlying zoning district.
Process	A staff level administrative use permit is required. Design standards must meet basic standards in the code. 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	Colma Planning Department 650.757.8888
Website	https://www.colma.ca.gov/departments/planning/
ADU Ordinance	n/a

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.