

## DRAFT - Jurisdiction ADU Standards Summary- DRAFT

Jurisdiction	Min / Max ADU size	Min lot size	Max height		Two bedroom ADUs	JADUs	Zones Allowed	Required Parking	Owner Occupancy	Deed Notice
			Attached	Detached						
<b>Atherton</b>	None / 1,200 sf	R-1A: 1 acre R-1B: 12,520 sf	32 ft	15 ft	Allowed	Not allowed	All residential zones	One space	Required	None
<b>Belmont</b>	None / 800 sf <i>(attached must be less than 50% of primary dwelling)</i>	None	28 ft	15 ft*	Allowed	Allowed	All residential zones	None	Required	Required
<b>Brisbane</b>	150 sf / 1,000 sf	None	28-30 ft**		Allowed within max floor area	Not allowed	R-1 and R-BA	None	Required	Required
<b>Burlingame</b>	None / 640 sf	6,000 sf	15 ft		Allowed	Not allowed	All residential zones	One space	Required	Required
<b>Colma</b>	None / 800 sf	None	27 ft	12 ft <sup>†</sup>	Allowed	Allowed	R, G (caretaker units), C (single family residences only), and RS (within existing footprint only)	One space	Required	None
<b>Daly City</b>	None / 1,200 sf <i>(max applies to detached only)</i>	None	30 ft <sup>††</sup>		Allowed	Not allowed	All residential zones	None	Required	Required
<b>East Palo Alto</b>	None / 700-1,000 sf <i>(depending on lot size)</i>	Attached: 5,500 sf Detached: 7,500 sf	15 ft		Allowed	Not allowed, but allow similar guest houses	All residential zones	One space	Required	Required
<b>Foster City</b>	150 sf / 640 sf	5,000 sf	25 feet <i>(for an attached ADU placed at the second story of a single-family home - for other configurations consult City Planning staff)</i>	Consult City Planning staff	Allowed	Not allowed	R-1, R-1/PD, R-2	One space	Required	Required
<b>Half Moon Bay</b>	150 sf / 700 sf	None <i>(but min. site area for zoning district applies)</i>	28 ft <sup>°</sup>	22 ft <sup>°</sup>	Allowed	Not allowed, but allow very small, attached guest houses	All residential zones and mixed use zones with a single-family dwelling (use permit required)	One space	Required	None
<b>Hillsborough</b>	None / 1,400 sf	None	32 ft		Allowed	Allowed	All residential zones	1-2 bedroom: one space 3+ bedroom: two spaces	No requirement	Required
<b>Menlo Park</b>	None / 640 sf <i>(not to exceed 50% of existing living area if attached)</i>	6,000 sf	Same as primary dwelling but detached ADUs cannot exceed 17 feet		Not allowed	Not allowed	All single-family residential zones	One space	Required	None
<b>Millbrae<sup>°°</sup></b>	150 sf / 1,200 sf or 50% of the main dwelling, whichever is less	None	No restrictions		Allowed	Not allowed	All residential zones with an existing single-family residence	None	No requirement	None
<b>Pacifica</b>	None / 1,200 sf <i>(if attached primary dwelling must be at least 850 sf)</i>	None	Front of primary dwelling: 15 ft Everywhere else: 25 ft		Allowed	Not allowed	All residential zones	0-2 bedroom: one space 3+ bedroom: two spaces	Required	None

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<b>Portola Valley</b>	None / 1,200 sf detached, 1,700 sf attached	None	28 ft		Allowed	Allowed	All residential zones	one space (detached only, can be shared with primary)	Required	None
<b>Redwood City</b>	None / 700-900 sf <sup>§</sup>	None	28 ft	14 ft	Allowed	Not allowed	All residential zones	None	Required	None
<b>San Bruno</b>	150 sf / 640 sf	None, but likely 2,500 sf to meet requirements	28 ft		Not allowed	Not allowed	All residential zones	One space	Required	Required
<b>San Carlos</b>	None / 640 sf detached or up to 30% of total living area attached	None	15 ft unless above a detached garage, then 28 ft		Allowed	Not allowed	RS-3, RS-6, and RM-20	One space	Required	Required
<b>City of San Mateo</b>	None / 640 sf	None	24 ft to plate line and 32 ft to roof top		Allowed	Allowed	Single-family and multifamily districts with a single-family dwelling	One space	Required	Required
<b>San Mateo County</b>	None / 1,200 sf	5,000 sf	26 ft		Allowed	Allowed	Bay side: all R zones except R-3 Coast side: R-1	0-2 bedroom: one space 3+ bedroom: two spaces	No requirement	None
<b>South San Francisco</b>	None / 900 sf detached or 50% of primary dwelling attached	None	28 ft		Allowed	Not allowed, but allow for efficiency units	RL-8 SFD or wherever a SFD is constructed	One space	Required	Required
<b>Woodside</b>	None / 1,500 sf (subject to total floor area allowed for parcel)	None	28-30 ft <sup>§§</sup>	17 ft	Allowed	Not allowed	All residential and commercial zones	One space	No requirement	None

**Disclaimer: standards and process may vary. Consultation with the jurisdiction's planning department is recommended before starting any project.**

\* Unless over a garage, then 17-20 ft (depending on roof style)

\*\* 28 ft for lots with less than 20% slope; 30 ft for lots with greater than 20% slope; 20 feet within 15 feet of property line

† Discretionary after 6 ft

†† In most cases

° Applies to two story units / one story max height is 15 feet for attached and 13 feet for detached

°° Millbrae does not have an ordinance governing ADUs so state law applies

§ Max for lots under 10,000 sf: 700 sf / Max for ADA compliant ADU: 800 sf / Max for lots larger than 10,000 sf: 900 sf

§§ Depending on zoning district

Updated: 12/1/17