

Brisbane Accessory Dwelling Unit (ADU) Standards

STANDARDS	
Zones allowed	R-1 and R-BA
Lot restrictions	None
Minimum lot size	None
Min / Max ADU size	150 sf / 1,000 sf
ADU building height	Lots with less than 20% slope: 28 feet Lots with greater than 20% slope: 30 feet Within 15 feet of front property line: 20 feet
Setbacks	Same as the primary dwelling: <ul style="list-style-type: none"> • Front: 10 ft for lots with 15% slope or greater / 15 ft for lots with less than 15% slope • Rear: 10 ft • Side: 5 ft for lots at least 50 ft wide / 10% of lot width (no less than 3 ft) for lots less than 50 ft wide
Parking requirements	No parking is required
Owner occupancy	Owner must live in the main dwelling or the ADU
Sample fees from recently built projects*	ADU 1 (538 sf, detached): \$621 ADU 2 (732 sf, attached, new construction): \$6,941 (includes single-family dwelling cost)
Other requirements	<ul style="list-style-type: none"> • ADU must comply with California Building Code fire safety requirements. If the primary dwelling has sprinklers, the ADU must have sprinklers. Other fire safety standards may apply in unusual circumstances (i.e. ADU is located in setbacks). • Separate utility connections are not required for the ADU, but utility connection upgrades may be required if primary dwelling connections are not adequate. • Any tree removals require a Tree Removal Permit. • Additional requirements may apply per district requirements, including floor area ratio (FAR), lot coverage and other development standards. • Only one ADU per property is allowed. • ADUs are not allowed on lots with multifamily dwellings.
Process	ADUs that are converted space (no new floor area) require a building permit only. New ADUs (new floor area, attached or detached) require administrative planning review in addition to the building permit. No design review is required in either case. Making an appointment to meet with a planner in the initial stages of the project can help avoid challenges and is highly recommended.
Exceptions	Limited setback exceptions may be available for structures 120 sf or smaller in rear and side yard; height restrictions apply. Refer to BMC Section 17.32.070.A.2 .
INFORMATION	
Contact	Community Development Department 415.508.2120 – planning@ci.brisbane.ca.us
Website	www.brisbaneca.org
ADU Ordinance	Chapter 17.43 BMC

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.