



DRAFT - Jurisdiction ADU Standards Summary - DRAFT

New laws recently passed
updates coming soon

Jurisdiction	Min / Max ADU size	Min lot size	Max height		Two bedroom ADUs	JADUs	Zones Allowed	Required Parking	Owner Occupancy	Permit Conditions Noted in Deed
			Attached	Detached						
Atherton	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
Belmont	None / 800 sf (attached must be less than 50% of primary dwelling)	None	28 ft	15 ft*	Allowed	Allowed	All residential zones	None	Required	Required
Brisbane	None / 1,000 sf	None	28-30 ft**		Allowed within max floor area	Not allowed	R-1, R-2, R-3, R-BA and SCRO-1	None	Required	Required
Burlingame	None / 640 sf	6,000 sf	15 ft		Allowed	Not allowed	All residential zones	One space	Required	Required
Colma	None / 800 sf	None	27 ft	12 ft†	Allowed	Allowed	R, G (caretaker units), C (single family residences only), and RS (within existing footprint only)	One space	Required	None
Daly City	None / 1,200 sf (max applies to detached only)	None	30 ft††		Allowed	Not allowed	All residential zones	None	Required	Required
East Palo Alto	None / 700-1,000 sf (depending on lot size)	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
Foster City	150 sf / 640 sf	5,000 sf	25 feet (for an attached ADU placed at the second story of a single-family home - for other configurations consult City Planning staff)	Consult City Planning staff	Allowed	Not allowed	R-1, R-1/PD, R-2	One space	Required	Required
Half Moon Bay	150 sf / 700 sf	None (but min. site area for zoning district applies)	28 ft°	22 ft°	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
Hillsborough	None / 1,400 sf	None	22 ft***		Allowed	Allowed	All residential zones	One space with exceptions	Required unless both units rented together	Required
Menlo Park	None / 640 sf (not to exceed 50% of existing living area if attached)	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
Millbrae^{oo}	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
Pacifica	None / 1,200 sf (if attached primary dwelling must be at least 850 sf)	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
Portola Valley	None / 1,200 sf or half of main house if external, 1,700 sf internal	None	18-24 ft§§		Allowed	Allowed	All zones	one space (detached only, can be shared with primary)	Required	None
Redwood City	None / 700-900 sf §	None	28 ft	14 ft	Allowed	Not allowed	All residential zones	None	Required	None
San Bruno	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
San Carlos	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

City of San Mateo	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
San Mateo County	No minimum/ 1500 sf	5,000 sf	26 ft		Allowed	Allowed	Bay side: all R zones except R-3 (R-3 allowed in certain cases) Coast side: R-1	One space unless State exemptions met	No requirement	None
South San Francisco	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
Woodside	None / 1,500 sf (subject to total floor area allowed for parcel)	None	28-30 ft ^{§§}	17 ft	Allowed	Not allowed	All residential and commercial zones	One space	No requirement	None

Disclaimer: standards and process may vary. Regulations may change without notice. Consultation with the jurisdiction's planning department is recommended before

* 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

^{***} Up to 32 feet for attached units in the building envelope, and limited to 15' if within a setback

Updated: 21 Elements: 9/19/2019

Home for All Edits: 7/15/19