



# ACCESSORY DWELLING UNIT ORDINANCE

## SUMMARY

**An Accessory Dwelling Unit (ADU) may be built on the same property as an existing or proposed single-family residence in the RH, R-1, R-2, R-3, R-4, and R-5 zoning districts.**

### Maximum ADU Square Footage:

- The maximum allowable floor area for an ADU may be increased from 640 square feet to 700 square feet if an ADU is constructed to meet the California Building Code requirements for disabled access. Up to one (1) bedroom shall be permitted.
- Exception: For lots that are greater than or equal to 10,000 square feet in the Residential Hillside (RH) or Residential Single-Family (R-1) Zoning Districts, the maximum allowable floor area for an ADU shall be 800 square feet and no more than two (2) bedrooms.

### Homeowner Residency Requirement:

- The property owner shall live in either the main house or the ADU.
- Exception: The homeowner may live off-site and rent out both the main house and the ADU due to:
  - a. A medical condition that requires residency elsewhere; or
  - b. The homeowner accepts a job transfer outside of the San Francisco Bay Area.

### Water Main Upgrade Exemption:

- ADUs shall be exempt from the requirement of upgrading a water main.

### Fire Sprinkler Requirement:

- Fire sprinklers shall be installed for the ADU.

### Height & Setbacks for Attached ADUs:

The height and setbacks of an ADU that is **attached** to the main house shall be subject to the maximum building height and minimum setback standards of the underlying zoning district. To find your zoning district, enter your address [here](#).

### Height & Setbacks for Detached ADUs:

- The height and setbacks of an ADU that is **detached** from the main house shall be subject to the maximum building height and minimum setback standards of the underlying zoning district.
- The building height of a detached ADU shall not exceed the building height of the main residence.
- Exception: A detached ADU may be built within a required rear yard setback area provided that the ADU meets the following requirements:
  - a. Minimum Rear Yard Setback: 10 feet
  - b. Maximum Building Height: 14 feet
  - c. Maximum Wall Height: 9 feet
  - d. No more than 50% of the required rear yard setback area shall be covered by structures.

### Parking:

- One (1) covered or uncovered space shall be required for the ADU. If uncovered, the ADU parking space may be located on a driveway within a required front, side or rear yard setback area.
- Tandem parking to meet the ADU parking requirement is permitted.