



DRAFT - Jurisdiction ADU Standards Summary - DRAFT

Jurisdiction	Date Updated	Max ADU size - Attached	Max - Detached	Max height in Feet		Required Parking (state law or less than state law)****	Fee Waivers	Setback between house and ADU	Number of detached allowed (for single family)	
				Attached	Detached					
Atherton	10/21/20	1200	1200	per underlying zoning - 28-30'	16 (confirmed)	state law	N/A	8'	1	
Belmont					Varies for ADUs above garages					
Brisbane	10/15/20	1000	1000	by district 28-35ft	by district 28-35 ft	None	NA	per Bldg Code	1	
Burlingame	August 2020	Studio/1BR: 850 sf	Studio/1BR: 850 sf	Based on underlying zoning: 30-36 feet	16 (confirmed)	state law	n/a	4 ft	1	
Colma	June 2020	Studio/1BR: 850 sf	Studio/1BR: 850 sf	27'	16	state law	n/a	per Bldg Code	1	
Daly City	Operating under State law	850	1200	30	16 (confirmed)	state law	no	8-10 feet	1	
East Palo Alto	Nov 2020	1000 or 50% of primary home, whichever greater	1000	16 (in addition to elevation req'd for floodproofing)	17 (confirmed)	state law	n/a	6 ft (if allows for 800 sq ft ADU)	1	
Foster City	Oct 2020	1,200 or 50% of primary home, whichever is greater	1,200 or 50% of primary home, whichever is greater	16 feet for single story and an attached ADU on second story shall not exceed height of main house	16 (confirmed)	state law		per California	1	
Half Moon Bay	December 2018*	Studio/1BR: 850 sf	Studio/1BR: 850 sf 2+ BDR: 1000 sf	Per underlying zoning: 28-36 ft.	Per underlying zoning: 28-36 ft.	state law (with Coastal Act exceptions)	Yes, if providing very low or low income for at least 5 years	6 ft	1	*Current ADU ordinance is out of date with new state laws. While we work on updating, we are taking a hybrid approach that is consistent with state law except where modifications are necessary for Coastal Act protections.
Hillsborough	March 2021	1400 or 50% of existing home	1400	attached & detached: 22 ft if 20ft + from property line; less than 20 ft from prop line = 16 ft max attached: if ADU is entirely w/in bldg envelope, may be a max of 32 ft;	16 feet if in setback area. Otherwise, must comply with max height allowed for primary dwelling in compliance with Building Envelope Profile	state law	Yes	n/a	1	adopted 2020 legislation changes by urgency ordinance in March 2021; will be taking a more comprehensive ordinance update to CC sometime this summer, cleaning up/refining it/making it more user friendly
Menlo Park	February 2020	50% of an existing primary home or 1,000 sf, whichever is greater	800	must comply with max height allowed for the primary dwelling and must comply with the daylight plane requirement.	16 feet max. for ADUs 800 s.f. or less and 17 feet max. for ADUs over 800 s.f. and must comply with the daylight plane that shall begin at a horizontal line nine (9) feet, six (6) inches above the average natural grade at a line three (3) feet from the side property lines and shall slope inwards at a forty-five (45) degree angle.	state law	n/a		1	
Millbrae ^{oo}	October 2020	1000 sf	1000 sf	16 (to ridge)	16 (confirmed)		n/a	5 ft	1	
Pacifica	February 2020	Studio/1BR: 850 sf 2+ BR: 1000 sf	1200 sf	35 ft, but 16 ft. within 5 ft. of side/rear property line or 10 ft street side line or 20 ft rear line.	35 ft, but 16 ft. within 5 ft. of side/rear property line or 10 ft street side line or 20 ft rear line.	state law	N/A	10 ft (only app)	1	
Portola Valley		1200	1200 or 1500 dep on lot size	28	18' (24' to peak)	state law	no	10 ft	1 detached plus one attached	
Redwood City	4/12/21	850-1,200 depends on type	850-1,200 depends on type	28 (zoning district)	20 (20' flat/24' for pitched roofs)	none	n/a	6 ft.	1	
San Bruno	April 2021	850 - 1200 depending on lot size	851 - 1200 depending on lot size	height limit within the zoning district	16 one-story/20' two-story (confirmed)	state law	no	6 ft.	1	
San Carlos	November 2020	850 (1 bdrm); 1000 (2 bdrms+)	850 (1 bdrm); 1000 (2 bdrms+)	28 (zoning district)	16; 20 ft.above garage (confirmed)	state law	n/a	subject to Buil	1 ADU and 1 JADU	

City of San Mateo	Operating under State law	850 (1 bdrm); 1000 (2 bdrms+)	1,200	Underlying zoning district	Underlying zoning district	state law	n/a	4 feet	1 ADU and 1 JADU
South San Francisco	May 2020 - Another update going to Council May 2021	1,000 sq.ft.	1,000 sq.ft.	Based on underlying zoning: 28-35 feet	16 ft. (confirmed)	State Law	n/a	6 ft.	1
Woodside			1,500 SF		17 feet (confirmed)				

Disclaimer: standards and process may vary. Regulations may change without notice. 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; UPDATE: Millbrae adopted an ADU ordinance consistent with state law on Oct 2020

[§] 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

^{****} Parking requirements for ADUs shall not exceed one parking space per unit or bedroom, whichever is less. Local agencies may choose to eliminate or reduce parking requirements for ADUs such as requiring zero or half a parking space per each ADU.

Updated:

21 Elements: 9/19/2019

Home for All Edits: 7/15/19