

ADUs in Single Family Dwellings (SFD)

	STREAMLINED		MINISTERIAL		
	Attached/Converted ADU	Detached ADU	Converted ADU	Detached ADU	Junior ADU
Number of ADUs permitted	1 ADU permitted	1 ADU permitted	1 ADU permitted	1 ADU permitted. This may be combined with a JADU within the primary SFD.	1 ADU permitted. This may be combined with a Ministerial detached ADU on a property with an existing or proposed SFD.
Maximum size	<p><i>If there is an existing primary dwelling:</i></p> <ul style="list-style-type: none"> Studios and 1 bedroom ADUs within the primary structure would be permitted up to 850 sf^A 2+ bedroom ADUs within the primary structure would be permitted up to 1,000 sf^A <p><i>If there is proposed new construction single family dwelling:</i></p> <ul style="list-style-type: none"> No maximum sf for ADUs. 	1200 sf	N/A	800 sf	500 sf of the existing or proposed SFD
Maximum height	Up to the applicable Zoning and Height District.	16 ft	N/A	16 ft	N/A
Rear and side setbacks	<ul style="list-style-type: none"> No setback is required if the ADU is located within an existing living area or an existing accessory structure, or an ADU that replaces an existing structure and is located in the same location and constructed to the same dimensions as the structure being replaced. If the ADU does not comply with the above, a setback of 4 feet is required from rear and side lot lines. 	4 ft	N/A	4 ft ^B	N/A
Expansions	Expansions are limited by the size restrictions above.	N/A	Expansions of up to 150 sf are permitted for an existing auxiliary structure to accommodate ingress and egress.	N/A	
Access	Independent entrance required.	Exterior entrance required.	Independent entrance required.	Exterior entrance required.	An entrance that is separate from the main entrance of the existing or proposed dwelling is required.
Kitchen	Full kitchen required.				Efficiency kitchen which must have: a cooking facility with appliances, a food preparation counter, and storage cabinets of reasonable size in relation to the JADU.
Deed restrictions	The owner of the property must record a deed restriction that includes but not limited to restricting the sale of the ADU from the primary dwelling and prohibits Short Term Rentals.				The owner of the property must record a deed restriction to include the requirements listed in Government Sections 65852.2 and 658582.22, which include owner occupancy requirement.
Noticing	<i>For single-family dwelling (SFD) with tenants:</i> Property owner must complete DBI screening form or post a notice at the property for 15 days. If choosing the second option, the notice must comply with the requirements of the Planning Code.				

Table Notes:

A. Or 50% of existing primary dwelling, whichever is greater

B. Or the required rear and side setback requirements, whichever is greater

ADUs in Multi-Family Dwellings (MFD)

STREAMLINED

MINISTERIAL

	Attached ADU	Detached ADU	Conversion ADU within existing MFD	Detached ADU on property with existing MFD
Number of ADUs permitted	1 ADU permitted	1 ADU permitted	1 ADU permitted ^B	2 ADUs permitted
Maximum size	<p><i>If there are existing primary dwellings:</i></p> <ul style="list-style-type: none"> Studios and 1 bedroom ADUs within the primary structure would be permitted up to 850 sf ^A 2+ bedroom ADUs within the primary structure would be permitted up to 1,000 sf ^A <p><i>If there is a proposed new construction multi-family dwelling:</i></p> <ul style="list-style-type: none"> No maximum sf for ADUs. 	1200 sf	N/A	
Maximum height	Up to the applicable Zoning and Height District.	16 ft	N/A	16 ft
Rear and side setbacks	<ul style="list-style-type: none"> No setback is required if the ADU is located within an existing living area or an existing accessory structure, or an ADU that replaces an existing structure and is located in the same location and constructed to the same dimensions as the structure being replaced. If the ADU does not comply with the above, a setback of 4 feet is required from rear and side lot lines. 	4 ft	N/A	4 ft ^C
Expansions	N/A			
Access	Exterior entrance required.		Independent entrance required.	Exterior entrance required.
Kitchen	Full kitchen required.			
Deed restrictions	The owner of the property must record a deed restriction that includes but not limited to restricting the sale of the ADU from the primary dwelling and prohibits Short Term Rentals.			

Table Notes:

A. Or 50% of existing primary dwelling, whichever is greater

B. **For existing multi-family dwellings:** up to 25% of the number of existing legal dwellings within the structure, whichever is greater. Such square footage must not take away habitable space from a dwelling.

C. Or the required rear and side setback requirements, whichever is greater

Please visit sfplanning.org/adu or contact CPC.ADU@sfgov.org for additional information.

中文詢問請電 Para información en Español llamar al Para sa impormasyon sa Tagalog tumawag sa 628.652.7550