

ADUs in Single Family Dwellings (SFD)

STATE Planning Code Section 207.2 Government Code Section 66314				HYBRID Planning Code Section 207.2 Government Code Section 66323 & 66333			LOCAL Planning Code Section 207.1		
	Converted ADU	Attached ADU	Detached ADU	Detached ADU	Converted ADU	Junior ADU (JADU)	Converted ADU	Attached ADU	Detached ADU
Number of ADUs permitted	1 ADU			1 of each for a total of 3 including: 1 Detached ADU + 1 Converted ADU + 1 JADU			<b>Existing buildings:</b> <ul style="list-style-type: none"><li>If 4 or less legal dwelling units are on the lot = 1 ADU is allowed.</li><li>If 5 or more legal dwelling units are on the lot = unlimited ADUs allowed.</li><li>This may be combined with a LOCAL Detached ADU.</li></ul> There is no limit on the number of ADUs allowed for projects undergoing Mandatory (per Chapter 4D of the Building Code) or Voluntary Seismic (AB-094) upgrades. <b>New construction:</b> <ul style="list-style-type: none"><li>Where the zoning district allows the construction of 4 or less units = 1 ADU is allowed.</li><li>Where the zoning district allows the construction of 5 or more units = unlimited ADUs allowed.</li><li>This may be combined with a LOCAL Detached ADU.</li></ul>		1 ADU. This may be combined with a LOCAL Converted or Attached ADU(s).
Where is it permitted?	On a lot that is zoned for single- or multi-family use and contains an existing or proposed dwelling.								
Qualifications	The lot on which the ADU is proposed <b>does NOT contain another ADU or JADU.</b>			N/A			ADUs cannot be constructed on lots that have had owner move-in evictions in the last five (5) years, or other no-fault evictions in the last ten (10) years prior to the permit application. In case of temporary tenant evictions for capital improvements, there is no prohibition as long as a declaration from the property owner was submitted notifying the tenant of their right to reoccupy the unit. For more information, please see Section 207(c)(4)(C)(ii). To review eviction history prior to filing a permit, please submit a <a href="#">Request to Duplication Services and File Review</a> to the San Francisco Rent Board.		
Taking space away from existing units	<b>Yes.</b> ADU can take space away from existing dwelling.		N/A		<b>Yes.</b> ADU can take space away from existing dwelling.		<b>Sometimes.</b> ADU cannot take space away from existing units except that an ADU may expand into habitable space on the ground or basement floors provided that it does not exceed 25% of the gross square footage of such space. Zoning Administrator may waive this 25% limitation if (a) the resulting space would not be usable or would be impractical to use for other reasonable uses included but not limited to storage or bicycle parking or (b) waiving the limitation would help relieve any negative layout issues for the proposed ADU.		
Commercial conversion	<b>No</b>						<b>Sometimes.</b> ADU shall not be permitted in any building in a Neighborhood Commercial District or in the Chinatown Community Business or Visitor Retail Districts if it would eliminate or reduce a ground-story retail or commercial space, unless the Accessory Dwelling Unit is a Designated Child Care Unit, as defined in Section 102, and meets all applicable standards of Planning Code Section 414A.6(e).		
Dwelling Unit Mix	Exempt								
Local Planning Code requirements	<b>Sometimes.</b> ADU must meet Planning Code requirements listed in State law that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. These do not include rear yard, open space, exposure, and density requirements.			<b>Yes.</b> ADU must meet Planning Code requirements in addition to State law.			<b>Yes.</b> ADU must meet Planning Code requirements. Certain waivers (administrative exceptions) are available. <ul style="list-style-type: none"><li>For ADUs added to existing buildings, waivers are available for rear yard, open space, exposure (partial), and density requirements.</li><li>For ADUs added to new construction, waiver is available for the density requirement.</li></ul>		
Maximum size	N/A	If there is an existing primary dwelling: <ul style="list-style-type: none"><li><b>Studios and 1 bedroom</b> ADUs are allowed up to 850 sf or 50% of existing primary dwelling, whichever is greater.</li><li><b>2 or more bedroom</b> ADUs are allowed up to 1,000 sf or 50% of existing primary dwelling, whichever is greater.</li></ul>	<ul style="list-style-type: none"><li><b>Studios and 1 bedroom</b> ADUs are allowed up to 850 sf.</li><li><b>2+ bedroom</b> ADUs are allowed up to 1,000 sf.</li></ul>	800 sf	N/A	500 sf of the existing or proposed SFD	N/A Size is based on available space or buildable area.	<ul style="list-style-type: none"><li><b>Studios and 1 bedroom</b> ADUs are allowed up to 850 sf.</li><li><b>2+ bedroom</b> ADUs are allowed up to 1,000 sf.</li></ul>	
Maximum height	N/A	25 ft	<ul style="list-style-type: none"><li>18 ft if located on a lot with an existing or proposed single- or multi-family dwelling that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor (per Section 21155 of the Public Resources Code). An additional 2 feet is allowed to accomodate a roof pitch that is aligned with the roof pitch of the primary dwelling unit.</li><li>Otherwise, 16 ft.</li><li>Height for detached ADUs located outside the buildable area shall be measured from the existing grade at any given point to a) the highest point of a finished roof in the case of a flat roof or b) the average height of a pitched roof or stepped roof, or similarly sculptured roof form.</li></ul>	N/A			Based on zoning district. The ADU cannot include a vertical addition.	16 ft Height for detached ADUs located outside the buildable area shall be measured from the existing grade at any given point to a) the highest point of a finished roof in the case of a flat roof or b) the average height of a pitched roof or stepped roof, or similarly sculptured roof form. Height for such detached ADUs located outside the buildable area shall not be eligible for any height exemptions listed in Section 260(b).	
Rear and side setbacks	N/A	Expansion to an existing building: a setback of 4 feet is required from side and rear lot lines for the ADU within proposed expansion.  New construction: a setback of 4 feet is required from side and rear lot lines for portions of the ADU outisde of the buildable area.	4 feet from side and rear lot lines.  No setback is required if the ADU replaces an existing structure and is located in the same location and constructed to the same dimensions as the structure being replaced.	Based on zoning district.  Subject to front, rear, and side setback requirements of each zoning district.	N/A		Based on zoning district. Subject to front, rear, and side setback requirements of each zoning district.	4 ft from side and rear lot lines.	
Expansions	N/A	Yes. Expansions are limited by the restrictions above.		N/A	Expansions of up to 150 sf are permitted for an existing auxiliary structure to accommodate ingress and egress.	N/A	Yes. Expansions are allowed within the buildable area of the lot. For existing buildings, the ADU the ADU cannot include a vertical addition.	Yes. Expansions are limited by the restrictions above.	
Access	Independent entrance 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.	Full kitchen required.		
Preservation	Based on historic status. <a href="#">Category A</a> Property: Subject to preservation for all exterior work.						Based on historic status. <a href="#">Category A</a> Property: Subject to preservation for all exterior work. <a href="#">Category B</a> Property: Subject to preservation for exterior work visible from public right-of-way. <a href="#">Category C</a> Property: Not subject to preservation. Review the <a href="#">ADU Garage Conversion Guidelines</a> to help with your design.		
Deed restrictions	Not required.					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.	The owner of the property must enter into Costa Hawkins Regulatory Agreement if the Zoning Administrator grants waivers and the lot contains a Rental Unit at the time of the application. This Agreement subjects the ADU to rent control.  The owner of the property must also 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.		
Noticing	Property owner must complete <a href="#">DBI screening form</a> .						Property owner must complete <a href="#">DBI ADU Screening Form</a> , <a href="#">Notice of Addition of ADU(s) to tenant(s)</a> , and <a href="#">Declaration to the San Francisco Rent Board</a> .		
Process	<b>Ministerial:</b> <ul style="list-style-type: none"><li>60-day review timeframe from date of complete application</li><li>Not subject to review under the California Environmental Quality Act (CEQA)</li><li>No subjective design review except for standards that prevent adverse impacts on any real property that is listed in the California Register of Historic</li></ul>			<ul style="list-style-type: none"><li>Not subject to Planning Code Section 311 neighborhood notification requirements</li><li>No discretionary review opportunity</li><li>Shortened appeal window</li></ul>			<b>Discretionary</b>		
Impact Fees	ADUs & JADUs smaller than 750 sf or on lots with 3 existing units or fewer = no impact fees			ADUs & JADUs 750 sf and larger or on lots with more than 3 exisiting units = Impact fees are imposed proportionately in relation to the Gross Floor Area of the primary dwelling unit. Please refer to the <a href="#">Impact Fee Register</a> for details.			Apply. Please refer to the <a href="#">Impact Fee Register</a> for details.		

ADUs in Multi Family Dwellings (MFD)

STATE Planning Code Section 207.2 Government Code Section 66314				HYBRID Planning Code Section 207.2 Government Code Section 66323		LOCAL Planning Code Section 207.1		
	Converted ADU	Attached ADU	Detached ADU	Detached ADU	Converted ADU	Converted ADU	Attached ADU	Detached ADU
Number of ADUs permitted	1			2 on a lot with a proposed multifamily dwelling	1 or up to 25% of the number of existing legal dwellings within the structure converted ADU.	<b>Existing buildings:</b> <ul style="list-style-type: none"><li>If 4 or less legal dwelling units are on the lot = 1 ADU is allowed</li><li>If 5 or more legal dwelling units are on the lot = unlimited ADUs allowed</li><li>This may be combined with a LOCAL Detached ADU</li></ul> There is no limit on the number of ADUs allowed for projects undergoing Mandatory (per Chapter 4D of the Building Code) or Voluntary Seismic (AB-094) upgrades. <b>New construction:</b> <ul style="list-style-type: none"><li>Where the zoning district allows the construction of 4 or less units = 1 ADU is allowed</li><li>Where the zoning district allows the construction of 5 or more units = unlimited ADUs allowed</li><li>This may be combined with a LOCAL Detached ADU</li></ul>		1 ADU This may be combined with a LOCAL Converted or Attached ADU(s).
				Detached and Converted ADU(s) may be combined.				
Where is it permitted?	On a lot that is zoned for single- or multi-family use and contains an existing or proposed dwelling.			On a lot that is zoned for single- or multi-family use and contains an existing or proposed multi-family dwelling.	On a lot that is zoned for single- or multi-family use and contains an existing multi-family dwelling.	On a lot that is zoned for residential use and contains an existing or proposed dwelling.		
Qualifications	The lot on which the ADU is proposed <b>does NOT contain another ADU or JADU.</b>			N/A		ADUs cannot be constructed on lots that have had owner move-in evictions in the last five (5) years, or other no-fault evictions in the last ten (10) years prior to the permit application. In case of temporary tenant evictions for capital improvements, there is no prohibition as long as a declaration from the property owner was submitted notifying the tenant of their right to reoccupy the unit. For more information, please see Section 207(c)(4)(C)(ii). To review eviction history prior to filing a permit, please submit a <a href="#">Request fo Duplication Services and File Review</a> to the San Francisco Rent Board.		
Taking space away from existing units	Yes. ADU can take space away from existing dwelling.		N/A		No. Cannot take space away from dwelling units.	Sometimes. ADU cannot take space away from existing units except that an ADU may expand into habitable space on the ground or basement floors provided that it does not exceed 25% of the gross square footage of such space. Zoning Administrator may waive this 25% limitation if (a) the resulting space would not be usable or would be impractical to use for other reasonable uses included but not limited to storage or bicycle parking or (b) waiving the limitation would help relieve any negative layout issues for the proposed ADU.		
Commercial conversion	No					Sometimes. ADU shall not be permitted in any building in a Neighborhood Commercial District or in the Chinatown Community Business or Visitor Retail Districts if it would eliminate or reduce a ground-story retail or commercial space, unless the Accessory Dwelling Unit is a Designated Child Care Unit, as defined in Section 102, and meets all applicable standards of Planning Code Section 414A.6(e).		
Dwelling Unit Mix	Exempt.							
Local Planning Code requirements	Sometimes. ADU must meet Planning Code requirements listed in State law that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. These do not include rear yard, open space, exposure, and density requirements.			Yes. ADU must meet Planning Code requirements in addition to State law.		Yes. ADU must meet Planning Code requirements. Certain waivers (administrative exceptions) are available. <ul style="list-style-type: none"><li>For ADUs added to existing buildings, waivers are available for rear yard, open space, exposure (partial), and density requirements.</li><li>For ADUs added to new construction, waiver is available for the density requirement.</li></ul>		
Maximum size	N/A	If there is an existing primary dwelling: <ul style="list-style-type: none"><li><b>Studios and 1 bedroom</b> ADUs are allowed up to 850 sf or 50% of existing primary dwelling, whichever is greater.</li><li><b>2 or more bedroom</b> ADUs are allowed up to 1,000 sf or 50% of existing primary dwelling, whichever is greater.</li></ul>	<ul style="list-style-type: none"><li><b>Studios and 1 bedroom</b> ADUs are allowed up to 850 sf.</li><li><b>2+ bedroom</b> ADUs are allowed up to 1,000 sf.</li></ul>	N/A		N/A Size is based on available space or buildable area.		<ul style="list-style-type: none"><li><b>Studios and 1 bedroom</b> ADUs are allowed up to 850 sf.</li><li><b>2+ bedroom</b> ADUs are allowed up to 1,000 sf.</li></ul>
Maximum height	N/A	25 ft	<b>18 ft</b> if located on a lot with an existing or proposed single- or multi-family dwelling that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor (per Section 21155 of the Public Resources Code). An additional 2 feet is allowed to accomodate a roof pitch that is aligned with the roof pitch of the primary dwelling unit.  <b>18 ft</b> if located on a lot with an existing or proposed multi-family, multi-story dwelling.  Otherwise, <b>16 ft</b> .  Height for detached ADUs located outside the buildable area shall be measured from the existing grade at any given point to a) the highest point of a finished roof in the case of a flat roof or b) the average height of a pitched roof or stepped roof, or similarly sculptured roof form.	N/A		<b>Based on zoning district.</b> The ADU cannot include a vertical addition.		<b>16 ft</b> Height for detached ADUs located outside the buildable area shall be measured from the existing grade at any given point to a) the highest point of a finished roof in the case of a flat roof or b) the average height of a pitched roof or stepped roof, or similarly sculptured roof form. Height for such detached ADUs located outside the buildable area shall not be eligible for any height exemptions listed in Section 260(b).
Rear and side setbacks	N/A	<b>Expansion to an existing building:</b> a setback of 4 feet is required from side and rear lot lines for the ADU within proposed expansion.  <b>New construction:</b> a setback of 4 feet is required from side and rear lot lines for portions of the ADU outside of the buildable area.	<b>4 feet from side and rear lot lines.</b>  No setback is required if the ADU replaces an existing structure and is located in the same location and constructed to the same dimensions as the structure being replaced.	<b>Based on zoning district.</b>  Subject to front, rear, and side setback requirements of each zoning district.	N/A	<b>Based on zoning district.</b> Subject to front, rear, and side setback requirements of each zoning district.		<b>4 feet from side and rear lot lines.</b>
Expansions	N/A	Yes. Expansions are limited by the restrictions above.		N/A		Yes. Expansions are allowed within the buildable area of the lot. For existing buildings, the ADU cannot exceed height of building.		Yes. Expansions are limited by the restrictions above.
Access	Independent entrance required.							
Kitchen	Full kitchen required.							
Preservation	Based on historic status.					Based on historic status. <a href="#">Category A</a> Property: Subject to preservation for all exterior work. <a href="#">Category B</a> Property: Subject to preservation for exterior work visible from public right-of-way. <a href="#">Category C</a> Property: Not subject to preservation. Review the <a href="#">ADU Garage Conversion Guidelines</a> to help with your design.		
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Please visit [sfplanning.org/adu](https://sfplanning.org/adu) or contact [CPC.ADU@sfgov.org](mailto:CPC.ADU@sfgov.org) for additional information.

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