

ADUs in Single Family Dwellings (SFD)

	STATE			HYBRID			LOCAL			
	Converted ADU	Attached ADU	Detached ADU	Converted ADU	Detached ADU	Junior ADU	Converted ADU	Attached ADU	Detached ADU	
Number of ADUs permitted	1 ADU	1 ADU	1 ADU	1 ADU. This may be combined with a JADU within the primary SFD.		1 ADU. This may be combined with a Ministerial detached or converted ADU on a property with an existing or proposed SFD.	<ul style="list-style-type: none"> Existing buildings: If 4 or less legal dwelling units are on the lot = 1 ADU is allowed. 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. New construction: Where the zoning district allows the construction of 4 or less units = 1 ADU is allowed 			
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 does NOT contain another ADU or JADU.			N/A			ADUs cannot be constructed in buildings 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)(i).			
Taking space away from existing units	Yes. ADU can take space away from existing dwelling.		N/A	Yes. ADU can take space away from existing dwelling.	N/A	Yes. ADU can take space away from existing dwelling.	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			No			Yes. Commercial space can be converted into a JADU if located within the same structure.			
Local Planning Code requirements	Sometimes. ADU must meet Planning Code requirements listed in State law. 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"> For ADUs added to existing buildings, waivers are available for rear yard, open space, exposure (partial), and density requirements. For ADUs added to new construction, waiver is available for the density requirement. 			
Maximum size	N/A	If there is an existing primary dwelling: <ul style="list-style-type: none"> Studios and 1 bedroom ADUs are allowed up to 850 sf or 50% of existing primary dwelling, whichever is greater. 2 or more bedroom ADUs are allowed up to 1,000 sf or 50% of existing primary dwelling, whichever is greater. 	<ul style="list-style-type: none"> Studios and 1 bedroom ADUs are allowed up to 850 sf. 2+ bedroom ADUs are allowed up to 1,000 sf. 	N/A	800 sf	500 sf of the existing or proposed SFD	N/A Size is based on available space or buildable area.			
Maximum height	N/A	16 ft	16 ft	N/A	16 ft	N/A	Based on zoning district. If ADU is proposed as an expansion of an existing building, the ADU cannot exceed existing height.			
Rear and side setbacks	N/A	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 side and rear lot lines.		N/A	4 ft	N/A	Based on zoning district. Subject to front, rear, and side setback requirements of each zoning district.			
Expansions	N/A	Yes, expansions are limited by the size restrictions above.		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 cannot exceed height of building.			
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. Category A Property: Subject to preservation for all exterior work.							Based on historic status. Category A Property: Subject to preservation for all exterior work. Category B Property: Subject to preservation for exterior work visible from public right-of-way. Category C Property: Not subject to preservation.		
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.		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 DBI screening form , if applicable, and an ADU notice per Planning Code Section 207(c)(6).						Property owner must complete DBI screening form , if applicable.			
Process	Ministerial: <ul style="list-style-type: none"> 60-day review timeframe from date of complete application Not subject to review under the California Environmental Quality Act (CEQA) No subjective design review except for standards that prevent adverse impacts on any real property that is listed in the California Register of Historic 					<ul style="list-style-type: none"> Not subject to Planning Code Section 311 neighborhood notification requirements No discretionary review opportunity Shortened appeal window 		Discretionary		
Impact Fees	<ul style="list-style-type: none"> ADUs & JADUs smaller than 750 sf = no impact fees ADUs & JADUs 750 sf and larger = Impact fees are imposed proportionately in relation to the Gross Floor Area of the primary dwelling unit 						Apply			

ADUs in Multi Family Dwellings (MFD)

	STATE			HYBRID		LOCAL		
	Converted ADU	Attached ADU	Detached ADU	Converted ADU	Detached ADU	Converted ADU	Attached ADU	Detached ADU
Number of ADUs permitted	1 ADU	1 ADU	1 ADU	1 ADU or up to 25% of the number of existing legal dwellings within the structure.	2 ADUs	Existing buildings: <ul style="list-style-type: none"> If 4 or less legal dwelling units are on the lot = 1 ADU is allowed If 5 or more legal dwelling units are on the lot = unlimited ADUs allowed 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. New construction: <ul style="list-style-type: none"> Where the zoning district allows the construction of 4 or less units = 1 ADU is allowed Where the zoning district allows the construction of 5 or more units = unlimited ADUs allowed 		
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 multi-family dwelling. This option is not available for new construction of multi-family dwellings.		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 does NOT contain another ADU or JADU.			N/A		"ADUs cannot be constructed in buildings 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)(i)."		
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.	N/A	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	No	No	Yes. Commercial space can be converted into ADU if located within the same structure. Subject to Planning Code requirements per below.	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).		
Local Planning Code requirements	Sometimes. ADU must meet Planning Code requirements listed in State law. 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"> For ADUs added to existing buildings, waivers are available for rear yard, open space, exposure (partial), and density requirements. For ADUs added to new construction, waiver is available for the density requirement. 		
Maximum size	N/A	If there is an existing primary dwelling: <ul style="list-style-type: none"> Studios and 1 bedroom ADUs are allowed up to 850 sf or 50% of existing primary dwelling, whichever is greater. 2 or more bedroom ADUs are allowed up to 1,000 sf or 50% of existing primary dwelling, whichever is greater. 	<ul style="list-style-type: none"> Studios and 1 bedroom ADUs are allowed up to 850 sf. 2+ bedroom ADUs are allowed up to 1,000 sf. 	N/A	N/A	N/A Size is based on available space or buildable area.		
Maximum height	N/A	16 ft	16 ft	N/A	16 ft	Based on zoning district. If ADU is proposed as an expansion of an existing building, the ADU cannot exceed existing height.		
Rear and side setbacks	N/A	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 side and rear lot lines.		N/A	4 ft	Based on zoning district. Subject to front, rear, and side setback requirements of each zoning district.		
Expansions	N/A	Yes. Expansions are limited by the size restrictions above.		N/A	N/A	Yes. Expansions are allowed within the buildable area of the lot. For existing buildings, the ADU cannot exceed height of building.		
Access	Independent entrance required.							
Kitchen	Full kitchen required.							
Preservation	Based on historic status. Category A Property: Subject to preservation for all exterior work.					Based on historic status. Category A Property: Subject to preservation for all exterior work. Category B Property: Subject to preservation for exterior work visible from public right-of-way. Category C Property: Not subject to preservation.		
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 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 DBI screening form, if applicable.							
Process	Ministerial: <ul style="list-style-type: none"> 60-day review timeframe from date of complete application Not subject to review under the California Environmental Quality Act (CEQA) No subjective design review except for standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources 				<ul style="list-style-type: none"> Not subject to Planning Code Section 311 neighborhood notification requirements No discretionary review opportunity Shortened appeal window 		Discretionary	
Impact Fees	<ul style="list-style-type: none"> ADUs & JADUs smaller than 750 sf = no impact fees ADUs & JADUs 750 sf and larger = Impact fees are imposed proportionately in relation to the Gross Floor Area of the primary dwelling unit 					Apply		

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

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