ADUs in Single Family Dwellings (SFD)

**Converted ADU**

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<tr>
<th>Number of ADU permitted</th>
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**HYBRID**

- May be combined with a HYBRID JADU within the primary SFU.
- May be combined with a LOCAL Detached ADU.
- May be combined with a LOCAL Detached ADU.

**LOCAL**

- May be combined with a LOCAL Detached ADU.

**Number of ADUs permitted**

- No subjective design review except for standards that prevent adverse architectural review, maximum size of a unit, and standards that prevent advance impacts on any real property that is listed in the California Register of Historic Resources. These do not include roof, open space, expansion, and density requirements.

Where is it permitted?

- ADUs cannot be constructed on lots that have had owner move in exist 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 also prohibited, as long as a property owner can document that the eviction was necessary for the property owner’s occupancy requirements. For more information, please see 33610.92(e)(2). To receive eviction history prior to bringing a permit, please submit a Request to Duplication Services and File Review to the San Francisco Rent Board.

**Qualifications**

- The owner of the property must also record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

**Taking space away from existing units**

- ADU shall not be permitted in any building in a Neighborhood Commercial District or in the Olneyan Community Business or Retail District if it would eliminate or reduce a ground-story retail or commercial space, unless the Accessory Dwelling Unit is Designated Child Care Unit, as defined in Section 65852.2 and 65852.22, in Government Sections 65851.3 and 65851.31. An additional 2 feet is allowed to accommodate a roof pitch that is aligned with the roof pitch of the primary dwelling unit.

**Commercial conversions**

- No setback is required from side and rear lot lines for the ADU.

**Legal Land Code requirements**

- The owner of the property must record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

**Maximum size**

- No setback is required from side and rear lot lines for the ADU.
- The owner of the property must also record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

**Maximum height**

- No setback is required from side and rear lot lines for the ADU.
- The owner of the property must also record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

**Rear and side setbacks**

- No setback is required from side and rear lot lines for the ADU.
- The owner of the property must also record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

**Expansions**

- No setback is required from side and rear lot lines for the ADU.
- The owner of the property must also record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

**Access**

- No setback is required from side and rear lot lines for the ADU.
- The owner of the property must also record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

**Kitchen**

- Full kitchen required.
- Efficiency kitchen which must have a cooking facility with appliances, a food preparation counter, and storage cabinets, which includes electrical fixtures and appliances related to the JADU.
- Full kitchen required.

**Preservation**

- Subject to preservation for all exterior work.
- Based on historic status.

**Dwell restrictions**

- The owner of the property must record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

**Noticing**

- Property owner must complete DBI screening form.

**Process**

- Notary required.
- Based on historic status.

**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 existing units = Impact fees are imposed proportionately in relation to the Gross Floor Area of the primary dwelling unit.

**On a lot that is zoned for single- or multi-family use and contains an existing or proposed dwelling:**

The owner of the property must record a deed restriction that includes but not limited to the ADU’s to tenant(s), and Declaration to the San Francisco Rent Board.

- ADUs cannot be constructed on lots that have had owner move in exist 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 also prohibited, as long as a property owner can document that the eviction was necessary for the property owner’s occupancy requirements. For more information, please see 33610.92(e)(2). To receive eviction history prior to bringing a permit, please submit a Request to Duplication Services and File Review to the San Francisco Rent Board.

- ADUs are allowed up to 850 sf. ADUs are allowed up to 1,000 sf.

- ADUs are allowed up to 1,300 sf.

- ADUs are allowed up to 1,600 sf.

- For ADUs added to new construction, waiver is available for the density requirement.

- ADUs can expand into habitable space on the ground or basement floors provided ADU is not located in a building listed in Government Sections 65851.3 and 65851.31.

- ADU cannot take space away from existing units except that an ADU may expand into habitable space on the ground or basement floors provided ADU is not located in a building listed in Government Sections 65851.3 and 65851.31.

- May be combined with a LOCAL Detached ADU.

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### ADUs in Multi Family Dwellings (MFD)

**Converted ADU**

- **Property owner must complete DBI ADU Screening Form.**

**Attached ADU**

- **Property owner must complete DBI ADU Screening Form.**

**Detached ADU**

- **Property owner must complete DBI ADU Screening Form.**

**Detached ADU**

- **Property owner must complete DBI ADU Screening Form.**

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### Existing buildings:

- **If 4 or less legal dwelling units on the lot = 1 ADU is allowed**
- **If 5 or more legal dwelling units on the lot = unlimited ADUs allowed**
- **This may be combined with a LOCAL Converted or Detached ADU.**

### New construction:

- **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**
- **This may be combined with a LOCAL Converted or Detached ADU.**

### 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 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 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 the case of temporary tenant evictions for capital improvements, there is no prohibition as long as the owner does not seek to recover the unit. For more information, please see Section 207(c)(4)(C)(ii) To review owner history prior to filing a permit, please submit a Request to Explore Services and File Standing in the San Francisco Rent Board.

### Taking space away from existing units

- Yes. ADUs can take space away from existing dwelling. N/A
- ADUs cannot take space away from dwelling units. N/A

### Commercial conversions

- No

### Local Planning Code requirements

- Sometimes. ADUs 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, 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, unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. Sometimes.
- Yes. ADU must meet Planning Code requirements in addition to State law.

### Maximum size

- N/A if there is an existing primary dwelling:
  - Studios and 1 bedroom ADUs are allowed up to 650 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.
  - Studios and 1 bedroom ADUs are allowed up to 1,000 sf.
  - 2-bedroom ADUs are allowed up to 1,000 sf.
- N/A
- N/A

### Maximum height

- 25 ft
- 4 ft

### Rear and side setbacks

- Expansion to an existing building:
  - A setback of 4 ft is required from side and rear lot lines for the ADU within proposed expansion.
- New construction:
  - A setback of 4 ft is required from side and rear lot lines for the ADU within proposed expansion.

### Exposures

- N/A
- Yes. Exposures are limited by the restrictions above.
- N/A
- N/A

### Access

- Independent entrance required.

### Kitchens

- Full kitchen required.

### Preservation

- Based on historic status.

### Debt 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.

### Netting

- Property owner must complete DBI ADU Screnning Form.

### Process

- 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. The Agreement waives the ADU 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 prohibiting Short Term Rentals.

### 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 existing units = Impact fees are imposed proportionately in relation to the Likewise Floor Area of the primary dwelling unit

### Request for information:

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