

# Local ADU Options for Single- and Multi-Family Buildings

## Planning Code Section 207.1

ADU Type	Converted and Attached ADUs	Detached ADU
<b>Description</b>	<b>Converted:</b> created within existing or proposed space. <b>Attached:</b> expansion of an existing building.	New freestanding buildings on lots with existing or proposed dwelling(s).
<b>Number of ADUs</b>	<b>Existing buildings:</b> 4 or less legal dwelling units on the lot = 1 ADU. 5 or more legal dwelling units on the lot = unlimited ADUs.  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> Where the zoning district allows the construction of 4 or less units = 1 ADU.  Where the zoning district allows the construction of 5 or more units = unlimited ADUs.	1 ADU
<b>Maximum Size</b>	N/A	<b>Studios and 1 bedroom:</b> up to 850 square feet.  <b>2+ bedroom:</b> up to 1,000 square feet.
<b>Maximum Height</b>	No height limit when converted from existing space. Otherwise, height is based on zoning district. The ADU cannot include a vertical addition except for limited scenarios outlined in Planning Code Section 207.1(c).	16 feet
<b>Setbacks</b>	No setbacks when converted from existing space. Otherwise, setbacks are based on zoning district. Subject to applicable front, rear, and side setback requirements.	4 feet from side and rear lot lines.
<b>Combinations</b>	May be combined.	May be combined.
<b>Other requirements, qualifications, and processes</b>	Please see Planning Code Section 207.1 for details.	Please see Planning Code Section 207.1 for details.

Please visit [sfplanning.org/adu](https://sfplanning.org/adu) or contact [PIC@sfgov.org](mailto:PIC@sfgov.org) for additional information.

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