

JADUs - conversion of bedroom to dwelling

JADUs -
conversion
of bedroom
to dwelling

Jurisdiction	Min / Max ADU size	Min lot size	Max height	Two bedroom ADUs	Zones Allowed	Required Parking	Owner Occupancy	Deed Notice
			Attached	Detached				
Burlingame	None / 640 sf	6,000 sf	15 ft	Allowed	Not allowed	All residential zones	One space	Required
Daly City	None / 1,200 sf (max applies to detached only)	None	30 ft ^{††}	Allowed	Not allowed	All residential zones	None	Required
Redwood City	None / 700- 900 sf [§]	None	28 ft	Allowed	Not allowed	All residential zones	None	None
San Bruno	150 sf / 640 sf	None, but likely 2,500 sf to meet requirements	28 ft	Not allowed	Not allowed	All residential zones	One space	Required
San Carlos	None / 640 sf detached or up to 30% of total living area attached	None	15 ft unless above a detached garage, then 28 ft	Allowed	Not allowed	RS-3, RS-6, and RM-20	One space	Required
City of San Mateo	None / 640 sf	None	24 ft to plate line and 32 ft to roof top	Allowed	Allowed	Single-family and multifamily districts with a single-family dwelling	One space	Required
San Mateo County	None / 1,200 sf	5,000 sf	26 ft	Allowed	Allowed	Bay side: all R zones except R-3 Coast side: R-1	0-2 bedroom: one space 3+ bedroom: two spaces	No requirement
South San Francisco	None / 900 sf detached or 50% of primary dwelling attached	None	28 ft	Allowed	Not allowed, but allow for efficiency units MAX 150 S.F.	RL-8 SFD or wherever a SFD is constructed	One space	Required