

ADUs in Single Family Dwellings (SFD)

STATE Planning Code Section 207.2 Government Code Section 66314 through 66333					LOCAL Planning Code Section 207.1		
	Detached ADU	Attached ADU	Converted ADU	Junior ADU (JADU)	Converted ADU	Attached ADU	Detached ADU
Number of ADUs permitted	1 ADU	1 ADU	1 ADU	1 ADU	Existing buildings: - 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: - 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.		
	Detached, Converted, and JADUs may be combined. Attached ADU may not be combined with other ADU types.				Converted, Attached, and Detached ADUs 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.						
Qualifications	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 207.1. To review eviction history prior to filing a permit, please submit a Request for Duplication Services and File Review to the San Francisco Rent Board.		
Taking space away from existing units	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				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	N/A				Yes. ADU must meet Planning Code requirements. Certain waivers (administrative exceptions) are available. - 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 only.		
Maximum size	Studios and 1 bedroom ADUs are allowed up to 850 sf. 2+ bedroom ADUs are allowed up to 1,000 sf.	If there is an existing primary dwelling: 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.	N/A	500 sf	N/A	N/A Size is based on available buildable area.	Studios and 1 bedroom ADUs are allowed up to 850 sf. 2+ bedroom ADUs are allowed up to 1,000 sf.
Maximum height	18 ft if located on a lot with an existing or proposed single- or multi-family dwelling that is within 1/2 of 1 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 accommodate a roof pitch that is aligned with the roof pitch of the primary dwelling unit. Otherwise, 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.	25 ft or the height limit for the primary dwelling, whichever is lower.	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	4 ft 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.	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 portions of the ADU outside of the buildable area	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	Yes. Expansions are limited by the restrictions above		Expansions of up to 150 sf are permitted for an existing auxiliary structure to accommodate ingress and egress.	N/A		Expansions are allowed within the buildable area of the lot. For existing buildings, the ADU cannot include a vertical addition.	Yes. Expansions are limited by the restrictions above.
Access	Independent entrance required.						
Kitchen	Full kitchen required unless the ADU is an efficiency unit, which requires a partial kitchen.			Efficiency kitchen required, which shall include all of the following: a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.	Full kitchen required.		
Preservation	Based on historic status & proposed work. Properties listed in the California Register of Historic Places or properties designated individually or as part of a historic or conservation district per Article 10 or 11 of the Planning Code are subject to preservation review for any exterior work.				Based on historic status & proposed work. 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. Review the Preservation Design Standards .		
Deed restrictions	Not required.			The owner of the property must record a deed restriction to include the requirements listed in Government Sections 66323 and 66333, which include owner occupancy requirement.	The owner of the property must enter into Costa Hawkins Regulatory Agreement if the Zoning Administrator grants waiver(s) 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.		
Condo conversion	Certain ADUs are eligible for separate sale or conveyance (condo conversion) if they meet all of the following conditions: - The lot contains four or fewer existing dwelling units. - The application to construct the ADU was submitted on or after 5/1/25. - Only one ADU is eligible.	- The ADU is either: - A State Detached ADU on a property with an existing single-family home or an existing multi-family building that consists entirely of condominiums, or - A State Detached or Attached ADU on a property with a new proposed single-family home or new proposed multi-family building that consists entirely of condominiums.	Not eligible.		Generally Local ADUs are not eligible for separate sale or conveyance (condo conversion) except for: - ADUs proposed in a building undergoing mandatory seismic retrofitting in compliance with Chapter 4D of the Building Code or voluntary seismic retrofitting in compliance with DBI’s Administrative Bulletin 094. - ADUs proposed in a building that as of July 11, 2013 was an existing condominium and has had no evictions pursuant to Sections 37.9(a) through 37.9(a)12 and 37.9(a)14 of the Administrative Code since July 11, 1996.		
Noticing	Property owner must complete DBI ADU Screening Form .				Property owner must complete DBI ADU Screening Form , Notice of Addition of ADU(s) to unit(s) , and Declaration to the San Francisco Rent Board .		
Process	Ministerial: 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 or a property designated individually or as part of a historic or conservation district pursuant to Article 10 or Article 11. - Not subject to Planning Code Section 311 neighborhood notification requirements. - No discretionary review opportunity. - Appeals are prohibited under AB1114 for permits filed on or after January 1, 2024.				Discretionary		
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. Please refer to sfplanning.org/project/development-impact-fees for details.				Apply. Please refer to the sfplanning.org/project/development-impact-fees for details.		

ADUs in Multi Family Dwellings (MFD)

STATE Planning Code Section 207.2 Government Code Section 66314 through 66323				LOCAL Planning Code Section 207.1		
	Detached ADU	Attached ADU	Converted ADU	Converted ADU	Attached ADU	Detached ADU
Number of ADUs permitted	2 on a lot with a proposed multifamily dwelling or Up to 8 but not more than the number of existing units on the lot if located on a lot with an existing multifamily dwelling	1 ADU	1 or up to 25% of the number of existing legal dwellings within the structure converted ADUs	Existing buildings: - 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 - 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.		1 ADU
	Detached and Converted ADUs may be combined. Attached ADU may not be combined with other ADU types.			Converted, Attached, and Detached ADUs 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.					
Qualifications	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 207.1. To review eviction history prior to filing a permit, please submit a Request for Duplication Services and File Review to the San Francisco Rent Board.		
Taking space away from existing units	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.		
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Dwelling Unit Mix	Exempt					
Local Planning Code requirements	N/A			Yes. ADU must meet Planning Code requirements. Certain waivers (administrative exceptions) are available. - 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 only.		
Maximum size	- Studios and 1 bedroom ADUs are allowed up to 850 sf. 2+ bedroom ADUs are allowed up to 1,000 sf.	If there is an existing primary dwelling: - 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.	N/A		N/A Size is based on buildable area.	- Studios and 1 bedroom ADUs are allowed up to 850 sf. 2+ bedroom ADUs are allowed up to 1,000 sf.
Maximum height	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 accommodate a roof pitch that is aligned with the roof pitch of the primary dwelling unit. 18 ft if located on a lot with an existing or proposed multi-family, multi-story dwelling. Otherwise, 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.	25 ft or the height limit for the primary dwelling, whichever is lower.	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).
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Expansions	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 include a vertical addition.	Yes. Expansions are limited by the restrictions above.
Access	Independence entrance required.					
Kitchen	Full kitchen required unless the ADU is an efficiency unit, which requires a partial kitchen.					
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Please visit [sfplanning.org/adu](#) or contact PIC@sfgov.org for additional information.

中文詢問請電 Para información en Español llamar al Para sa impormasyon sa Filipino tumawag sa Để biết thông tin bằng tiếng Việt, vui lòng gọi số 628.652.7550