



ACCESSORY DWELLING UNITS: GENERAL INFORMATION

What is an accessory dwelling unit (ADU)/junior accessory dwelling unit (JADU)?

An **Accessory Dwelling Unit (ADU)** is a dwelling unit providing complete independent living facilities for one or more persons that is located on a lot with another primary, single-unit dwelling. A **Junior Accessory Dwelling Unit (JADU)** is a subset of ADUs entirely contained within an existing single-unit dwelling, involving conversion of an existing bedroom, and featuring special standards.

How do I apply for an ADU or JADU?

ADU requirements can be found in Section 20.350.035 of the South San Francisco Municipal Code. Applications are submitted to the Building Division and the plans are reviewed ministerially by the Planning Division within 120 days of receiving the application.

Frequently Asked Questions on ADU and JADU Standards

What is the...	Accessory Dwelling Unit (ADU)			Junior Accessory Dwelling Unit (JADU)
	Detached	Attached	Within Existing Structure	
Eligible Site	Lot containing a single-family residence. One ADU or JADU per lot.	Lot containing a single-family residence. One ADU or JADU per lot.	Lot containing a single-family residence. One ADU or JADU per lot.	Lot containing a single-family residence. One ADU or JADU per lot.
Maximum Lot Coverage	Lot Coverage requirement of the Zoning District.	Lot Coverage requirement of the Zoning District.	N/A	N/A
Maximum Floor Area	<ul style="list-style-type: none"> Comply with Floor Area Ratio (FAR) requirement of the Zoning District; and Limit to 50% of primary unit floor area, with a max of 900 sq. ft. 	<ul style="list-style-type: none"> Comply with FAR req. of the Zoning District; and Limit to 50% of primary unit floor area, with a max of 900 sq. ft. 	N/A	<ul style="list-style-type: none"> Includes conversion of an existing bedroom for floor area of a JADU; and Limit to 500 sq. ft.
Maximum Height	Single-story: 12-15 feet, depending on construction type	Height requirement of the Zoning District.	N/A	N/A
Minimum Setback	<ul style="list-style-type: none"> Rear: 5 feet Interior Side: 5 feet Street Side: Setback req. of Zoning District Rear of the primary dwelling unit: 6 feet ADU over garage – side and rear: 5 feet Garage converted to ADU: No setback req. 	Setback requirement of the Zoning District. Except, no setback required where a garage is converted to an ADU.	N/A	N/A
Entry Requirement	Access required.	Access required.	Access required.	<ul style="list-style-type: none"> Interior entry required. Exterior entry required (avoid adjacency to the front door).
Cooking Facility and Bathroom Requirement	Must have own kitchen and bathroom.	Must have own kitchen and bathroom.	Must have own kitchen and bathroom.	<ul style="list-style-type: none"> Must have own cooking facility¹ Not required to have own bathroom.
Parking Requirement	1 space for the ADU. ADU parking waived if: <ul style="list-style-type: none"> ½ mile from transit, In historic district, On-street parking permit required and not offered to ADU, or 	1 space for the ADU. ADU parking waived if: <ul style="list-style-type: none"> ½ mile from transit, In historic district, Part of an existing primary dwelling unit or accessory structure 	N/A	N/A

¹ JADUs must have cooking facilities with: (1) a sink with a maximum 1.5 inch waste line diameter, (2) a cooking facility with appliances no greater than 120 volts or natural or propane gas, and (3) a food preparation counter and cabinets reasonably-sized for the unit.

What is the...	Accessory Dwelling Unit (ADU)			Junior Accessory Dwelling Unit (JADU)
	Detached	Attached	Within Existing Structure	
	<ul style="list-style-type: none"> • 1 block from car share. 	<ul style="list-style-type: none"> • On-street parking permit required and not offered to ADU, or • 1 block from car share. 		
Parking Replacement	Provide replacement parking, in any configuration, when an ADU or JADU replaces required parking for the primary residence.			
Occupancy	The owner must occupy the primary residence or the ADU/JADU.			