## ACCESSORY DWELLING UNITS

### Definition

The City of Half Moon Bay Municipal Code § 18.33.030 defines Accessory dwelling units as an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons on the same parcel as a single-family dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Health and Safety Code § 17958.1 and (2) a manufactured home, as defined in Health and Safety Code § 18007.

### Development Standards

#### Zoning Districts where permitted:

- All Residential, Commercial Downtown/Residential/Visitor Serving/General that contain an existing single-family dwelling unit.

#### Location:

- The lot on which the accessory dwelling unit is located contains an existing or proposed single-family dwelling; and
- Does not contain another unit or guest house.

#### General requirements:

- The accessory dwelling unit meets all non-discretionary requirements for any single-family dwelling located on the same parcel in the same zoning district.

#### Setbacks for detached units:

- Side: minimum 5 feet
- Rear: minimum 10 feet
- Distance between buildings: min. 6 feet.

#### Architectural and design standards:

- Attached units and units visible from the street, shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch.
- Entrance to the unit shall face the interior of the lot unless the accessory unit is directly accessible from an alley or a public street.

#### Gross floor area:

- Shall not exceed 800 sq.ft., and the gross floor area and other buildings on the lot shall not exceed the maximum floor area ratio required by the zoning district.

### Type of Units

- Wholly within existing residences;
- Attached units;
- Detached units;
- Above garage;
- Garage conversions.

### Permits Required

- Planning Permit
- Building Permit
- Plan review is required from:
  - Public Works Department;
  - Coastside Fire Protection District (CFPD), the accessory dwelling unit is not required to provide fire sprinklers if they are not required for the single-family dwelling;
  - Coastside County Water District (CCWD), accessory dwelling unit can be accommodated with the existing water service, usually no additional water meter shall be required, unless requested by the applicant.
- Applicant needs to verify with their respective Sewer Management Agency, if existing sewer lateral has adequate capacity to serve both the primary residence and accessory dwelling unit.

### Parking

A minimum of one off-street parking space for the accessory dwelling unit, in addition to the spaces required for the single-family dwelling, shall be provided for units within these neighborhoods: (a) Miramar; (b) Casa del Mar; (c) Alsace Lorraine; (d) Arleta Park (see map in other side of page).

### Restrictions

Before obtaining a building permit, a declaration of restrictions shall be filed by the property owner with the County Recorder containing the following:

- Neither the single-family dwelling, nor the accessory dwelling unit shall be sold separately.
- The accessory dwelling unit is a permitted use only so long as either the main residence or the accessory dwelling unit is occupied by the owner of record as his/her principle residence.
- The restriction is binding on any successor in ownership of the property.
- The declaration of restrictions shall lapse upon removal of the accessory dwelling unit.

### Fees

Fees are required for Planning and Building permits. Coastside Fire and Water District have their own plan review fees.
DETACHED UNIT EXAMPLE
(see the Planning Division for specific Zoning standards)

ACCESSORY DWELLING UNIT
MAX: 800 SQ. FT.

MAIN DWELLING UNIT

Rear Setback:
Min 10'

* Side Setback:
Min. 5'

Minimum separation between bldgs.: 6'

* Front setback:
Min. 20'

Parking:
1 off-street space, in addition to the required for the main unit (in some areas only), otherwise, not required.

AREAS WHERE ONE ADDITIONAL OFF-STREET PARKING SPACE IS REQUIRED

MIRAMAR
CASA DEL MAR
ALSACE LORAINE
ARLETA PARK

* See the Planning Division for specific Zoning standards