

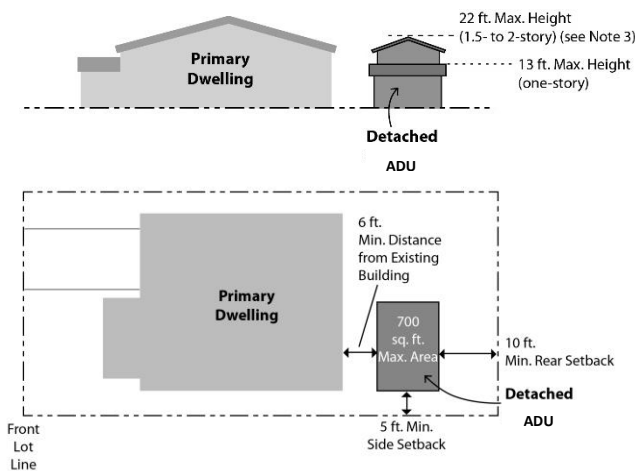


ACCESSORY DWELLING UNIT (ADU'S) INFORMATIONAL HANDOUT

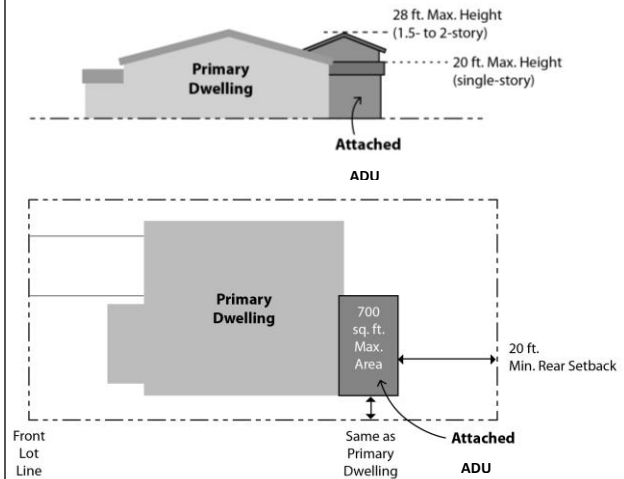
The City encourages the creation of accessory dwelling units (ADU's) in the Single-Family Residential Zoning Districts. ADU's, often called in-law units or secondary dwelling units, may be created within or attached to a single-family residence, located over a garage, or detached as a separate structure.

The complete ADU regulations are found in Chapter 18.33 of the Zoning Code (updated 2015) available at: <http://www.half-moon-bay.ca.us/2ndunitdwelling>

Detached ADU's



Attached ADU's



ADU Regulations*

	Detached	Attached
Building Permit	Required	Required
Maximum Unit Size	700 sq.ft.	700 sq.ft.
Minimum Unit Size	150 sq. ft.	150 sq. ft.
Minimum Parking Spaces (Note 1)	1 uncovered space	1 uncovered space
Minimum Front Setback	Same as primary dwelling	Same as primary dwelling
Minimum Side Setback	5 ft. (Note 2)	Same as primary dwelling.
Minimum Rear Setback	10 ft.	20 ft.
Minimum Distance between existing Bldgs. & ADU's	6 feet	N/A
Maximum Height (1-story)	13 ft.	20 ft.
Maximum Height (1.5 to 2 story)	22 ft. (Note 3)	28 ft.
Water Service (Note 4)	Additional water meter not required.	Additional water meter not required.
Sewer Service	Existing service with adequate capacity.	Existing service with adequate capacity.
Fire Sprinklers	Note 8	Note 8
Additional Provisions:		
Deed Restricted	Note 5	Note 5
Architectural and Site Design	Note 6	Note 6
Incentives	Note 7	Note 7

* Please note that accessory dwelling units are also subject to the regulations of the applicable Zoning District. Contact the Planning Division to obtain a copy of these regulations.



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Notes:

1. **Parking.** The required parking space need not be covered or enclosed, and can be located in the front setback and tandem, unless this is infeasible due to topography or public safety.
2. **Front and Side Setbacks.** Where the ADU extends in front of the primary dwelling, the front and side setbacks applicable to the primary residence shall apply.
3. **Height in Rear Setback.** The Maximum Building Envelope limits that portion of a 1.5 to 2-story ADU that extends into a rear setback to a height of 16 feet.
4. **Water Service.** No additional water connection or water meter are required. Coastside County Water District will allow a separate meter if sought by the applicant.
5. **Deed Restriction.** Prior to issuance of a building permit for an ADU, the applicant shall record with the County Recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - A. The ADU shall not be sold separately;
 - B. The ADU is restricted to the approved size;
 - C. The ADU is a permitted use only so long as either the primary dwelling or the ADU is occupied by the owner of record as the principal residence; and
 - D. The above declarations are binding upon any successor in ownership of the property; lack of compliance will result in the ADU becoming an illegal, non-conforming use subject to the code enforcement and abatement proceedings established by the City of Half Moon Bay Municipal Code.
6. **Architectural and Site Requirements.**
 - A. The ADU exterior wall materials, window types door and window trims, roofing materials and roof pitch shall be similar to that of the primary residence;
 - B. If located outside the side and rear yard setbacks, the ADU shall face the interior of the lot, unless it is directly accessible from an alley or street;
7. **Incentives.** The following incentives are to encourage the construction of new ADU's:
 - C. If attached to the primary dwelling, new ADU entrances and exits are allowed only on the side and rear;
 - D. Windows facing an adjoining residential property shall be designed to protect the privacy of neighbors, or fencing or landscaping shall provide screening; and
 - E. The site plan shall provide open space and landscaping that are useful for both units on the site and that provide for privacy and screening of adjacent properties.
7. **Incentives.** The following incentives are to encourage the construction of new ADU's:
 - A. **Fee Deferral.** The City may grant deferral of building permit, plan check, and development impact fees until issuance of a Certificate of Occupancy for ADU's proposed to be rented at affordable rents, as established by the City.
 - B. **Parking.** The covered parking requirement for the primary dwelling shall be limited to one covered parking space and one uncovered parking space.
 - C. **Front or Exterior Yard Parking.** Two uncovered parking spaces, one for the primary dwelling and one for the ADU may be provided in the front or exterior yard setback, with the design subject to approval by the Director. The existing impervious driveway surface cannot be expanded and no more than 50% of the front yard width can be devoted to parking.
 - D. **Tandem Parking.** Parking may be provided in a tandem arrangement (one car behind the other), limited to two cars.
8. **Fire Sprinklers.** If existing primary residence is sprinklered, the ADU is required to be sprinklered. If existing primary residence is not sprinklered, the ADU is not required to be sprinklered. These requirements are applicable to attached or detached ADUs regardless of whether new construction is involved in the project. (Coastside Fire)