



**City of Brisbane
Community Development Dept.
50 Park Place
Brisbane, CA 94005
(415) 508-2120**

Development Standards for ADUs

Accessory dwelling units (ADUs), also known as second units or granny units, are small homes that contain everything someone needs to live (kitchen, bathroom, and sleeping area) on the same property as an existing single-family home. ADUs can be separate, detached buildings on the same property, or can be attached to the main home. They can also be created within existing space in a single-family home.

ADUs can be built on any lot in the [R-1](#), [R-2](#), [R-3](#), [R-BA](#), or [SCRO-1](#) zoning districts where there is an existing or proposed single-family home. Only one ADU is allowed per lot/single-family home. If you are not sure if your property is in any of these zoning districts, call the Community Development Department at (415) 508-2120 or check out [the Zoning Map](#).

All ADUs must comply with the ADU regulations in [BMC Chapter 17.43](#), as summarized below:

Max. ADU Size for New ADUs (See FAR standards)	Access	Fire Sprinklers	Additions & Alterations Exceeding 50% of Existing Gross Floor Area*
1,000 square feet; included in overall property Floor Area Ratio (FAR)	Independent exterior access from the existing home required	Only required if project includes additions/alterations exceeding 50% of existing gross floor area	If the total square footage of the project (including alterations to the main structure) exceeds 50% of the existing gross floor area of the home, other Code upgrades may be required for the entire home.

ADUs must also comply with the development standards of your zoning district, as summarized below.

Zoning District	Max. Floor Area Ratio	Max. Lot Coverage	Max. Building Height	Min. Setbacks from Property Lines			Parking
				Front	Sides	Rear	
R-1	0.72	40%	28 ft (if slope is < 20%); 30 ft (if slope is 20% +); 20 ft within 15 ft of front lot line	10 ft (if slope is 15%+); 15 ft (if slope is <15%); Or block average	5 ft (if lot width 50 ft +); 10% of lot width (if width <50 ft) At least 3 ft	10 ft	None
R-2	0.72	50%	28 ft (if slope is < 20%); 30 ft (if slope is 20% +); 20 ft within 15 ft of front lot line	10 ft (if slope is 15%+); 15 ft (if slope is <15%); Or block average	5 ft (if lot width 50 ft +); 10% of lot width (if width <50 ft) At least 3 ft	10 ft	None
R-3	0.72	60%	28 ft (if slope is < 20%); 30 ft (if slope is 20% +); 20 ft within 15 ft of front lot line	10 ft (if slope is 15%+); 15 ft (if slope is <15%); Or block average	5 ft (if lot width 50 ft +); 10% of lot width (if width <50 ft) At least 3 ft	10 ft	None
R-BA	0.72	25%	35 ft	10 ft	10% of the lot width, but no more than 15 ft or less than 5 ft	10 ft	None
SCRO-1	2.8	70%	35 ft	10 ft	5 ft	10 ft	None

*See [BMC Section 15.08.140](#) for exemptions