



## FREQUENTLY ASKED QUESTIONS REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

**1. Does the City of Millbrae allow ADUs?**

*Yes. Currently, the City of Millbrae accepts ADU/JADU applications and applies the state of California ADU/JADU laws for approval process. City of Millbrae is in the process of developing a local ordinance regulating ADUs/JADUs. Please provide your contact information to Planning Department if you are interested in receiving updates when the ordinance has been adopted.*

**2. What types of Accessory Dwelling Units are allowed?**

*Three types of ADUs are allowed in Millbrae: Attached ADU, Detached ADU and Junior ADUs.*

**3. Do ADUs require parking?**

*The applicant is not required to provide additional parking for ADUs. However, single family residences still require existing 2-car garaged parking to be maintained.*

**4. Where are ADUs permitted?**

*ADUs are only allowed on Residentially Zoned lots with [only] an existing single-family home.*

**5. What if I'm doing a second floor addition and renovation project in addition to an ADU?**

*A second floor addition and renovation may require Planning Design Review and Planning Commission approval, which is a separate application and process. Please review plans and scope of work with City of Millbrae planner. **Combining an ADU and addition into one project on plans is not allowed.***

**6. Can I have a Short Term Residential Rental (STRR) with the ADU?**

*Yes, however Short Term Residential Rentals require a permit in order to operate and can be established through a separate application process. The host of a STRR must reside within the ADU and must meet the primary residence requirements for STRRs. Please see Planning Department staff for the regulations and application procedures for the Short Term Residential Rental Program.*

**7. Do I have to provide separate utility connections for the ADU?**

*No, there is no requirement that you have separate Utility Connections*

**8. Am I required to provide Fire Sprinklers in the ADU?**

*Not necessarily, Please discuss with the City's Building Official for clarification for your specific project.*

## Accessory Dwelling Unit Requirements Summary

<b>Requirements</b>	<b>Attached ADU</b>	<b>Detached ADU</b>	<b>Junior ADU</b>
<b>Zoning R1, R1LL, R2, R3</b>	Must be Accessory to a Single Family Dwelling	Must be Accessory to a Single Family Dwelling	Must be Accessory to Single Family Home, one JADU per home.
<b>Area</b>	Area not to exceed 50% of existing sq. ft. home, with maximum increase in area allowed of 1,200 sq. ft. Applicable R zoning standards apply.	1,200 sq. ft. maximum area, setback 10 ft. from home. Applicable R zoning standards apply.	Maximum 500 sq. ft. area within existing room in home. Applicable R zoning standards apply.
<b>Parking</b>	No parking required for ADU, but 2 garage parking for single family home.	No parking required for ADU, but 2 garage parking for single family home.	No parking required for ADU, but 2 garage parking for single home.
<b>Application Submittal</b>	Building Plan Submittal	Building Plan Submittal	Building Plan Submittal
<b>Height</b>	30 ft. with a roof pitch of 3:12; 25 ft. for flat roof.	30 ft. with a roof pitch of 3:12; 25 ft. for flat roof.	N/A
<b>Lot Maximum</b>	R1:50%, R1LL: 40%, R2: 50%, R3: 75%	R1:50%, R1LL: 40%, R2: 50%, R3: 75%	R1:50%, R1LL: 40%, R2: 50%, R3: 75%
<b>Floor Area Ratio</b>	R1: 55%, R1LL: 55%, R2: 88%, R3: No limit	R1: 55%, R1LL: 55%, R2: 88%, R3: No limit	R1: 55%, R1LL: 55%, R2: 88%, R3: No limit
<b>Neighbor Consultation</b>	Generally not required	Generally not required	Generally not required