

ACCESSORY DWELLING UNITS IN ATHERTON

What is an Accessory Dwelling Unit (ADU)?

An ADU, also known as a granny flat, in-law suite, or secondary-dwelling unit, is a separate and self-contained residential living space on the same lot as another single-family home. ADUs are designed to be smaller and independent of the main residence, taking various forms, such as a garage conversion (conversion ADU) or a free-standing tiny home in the backyard (detached ADU).

ADUs continue to increase in popularity after the State of California passed a series of laws encouraging ADU development in both single and multi-family neighborhoods.

What is a Junior Accessory Dwelling Unit (JADU)?

A JADU is a unit that is no more than five hundred square feet in size and contained entirely within a single-family residence. JADUs typically include

- A cooking facility with appliances
- A food preparation counter
- Modestly sized storage cabinets

A JADU may also include separate sanitation facilities or may share sanitation facilities with the existing structure.

ADUs in Atherton

The Town of Atherton currently allows the development of Accessory Dwelling Units (ADUs) of up to 1,200 square feet and a Junior ADU (JADU) of up to 500 square feet per single family property.

The Atherton 2023-2031 Housing Element includes strategies to meet the Town's Regional Housing Needs Allocation (RHNA). To accommodate for its fair share of regional housing needs, staff recommends that the Town facilitate accessory dwelling unit production.

The Town estimates approximately 35 new ADU/JADU units will be developed each year during the next housing element cycle, for a total of 280 new units by 2031. To further encourage rental of the units, the Town has partnered with a local non-profit organization to assist in matching property owners with interested renters. The Town may also develop a list of interested renters that Atherton residents can obtain to reach out and find a renter match.

Benefits of an ADU

-  Increased property values
-  Increasing housing affordability for both homeowners and tenants
-  Creating a wider range of housing options
-  Housing for relatives, friends, or caretakers
-  Helps the Town achieve the state-mandated Regional Housing Needs Allocation (RHNA)

DEEP DIVE INTO ADUS

ADU Types

Attached Accessory Dwelling Unit

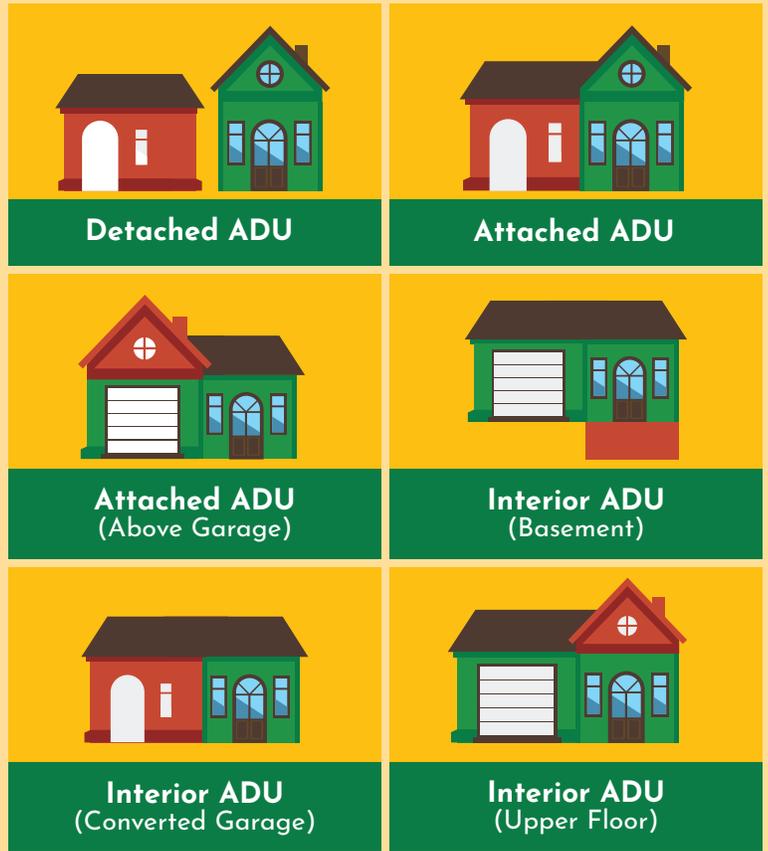
An accessory dwelling unit that is structurally attached to the main residence but which has independent, direct access from the exterior.

Detached Accessory Dwelling Unit

An accessory dwelling unit that is not structurally attached to the main residence.

Conversion ADU

Space within an existing or proposed home (like an attached garage or attic) or within the existing footprint of a permitted accessory structure (like a detached garage or outbuilding), can be converted into an ADU, as long as the space has side and rear setbacks sufficient for safety and it has its own front door, independent of the main home.



ADU Regulations in Atherton

Do I need a permit to build an ADU in Atherton?

Yes! BUT permits are no cost permits. Residents must obtain a permit to begin an ADU project. Before you apply for a permit, be sure to take a look at the ADU requirements at our website. The requirements include:



Maximum Square Footage: ADUs may be up to 1,200 square feet, and JADUs may be up to 500 square feet.



Entrance Requirement: Any new ADU that is incorporated into a proposed or existing primary residence shall have a separate entrance facing the side or rear yard, where feasible. Any new detached ADU or JADU shall have a separate entrance facing towards the interior of the lot.



Parking Requirement: Most ADUs must have one parking space. Parking must be accessible from a public street and screened from view of the public street. These spaces may be provided as tandem parking on an existing driveway.

ATHERTON'S ADU MATCH PROGRAM

Atherton's ADU Match program, in partnership with HIP Housing, helps match individuals seeking housing with people who have a room or Accessory Dwelling Unit (ADU) to rent. The program is designed to help residents find a renter for their ADU in a safe and supportive way.

HIP Housing conducts interviews, assists with client applications, conducts background searches, helps determine rent ranges, discusses home provider incentives, and provides resource packets for new Providers.

In addition, the Town will begin putting together a list of interested renters that residents can get and find a renter on their own. The Town does not suggest or review potential renters in any way. This list is not a part of the HIP Housing process.

Types of Home Sharing (HIP Housing)

The Home Share Program is a FREE service, aiming to provide a practical solution to our housing challenges and keep Atherton and San Mateo County workers local. The program works in one of two ways:

- A Home Provider is matched with a Home Seeker who pays rent
- A Home Provider is matched with a Home Seeker who exchanges household duties for reduced rent

Requirements and How to Participate

- Home Seekers must live, work, or attend school in San Mateo County.
- Both Home Seekers and Home Providers fill out an applications and go through a screening process



What Homeowners Are Saying

“

Home Sharing is a great way to reduce my expenses!

”

“

HIP Housing did all the work of finding prospective housemates. I just needed to interview them.

”

“

The Living Together Agreement means there are less surprises.

”



Get started with HIP housing by filling out their inquiry form or by calling (650) 348-6660

TinyURL.com/ADUMatchProgram

One Room Can Change a Life — Rent it with HIP Housing!

NEXT STEPS TO BUILD AND RENT YOUR OWN ADU IN ATHERTON

Build Your ADU

Visit Atherton's ADU Resource Center to learn more about ADU and Junior ADU requirements. You can also contact the Town of Atherton at (650) 752-0500 for questions about requirements or the permit process.



Visit Atherton's ADU resource center online

TinyURL.com/AthertonADU

Harness Atherton's ADU Match Program to Find a Tenant

Visit HIP Housing's website to learn more about home sharing and the ADU Match Program. You can also contact HIP Housing at (650) 348-6660 for questions or to schedule an appointment. Contact Town staff by calling (650) 752-0500 for information regarding the Town's list of interested renters.



Get started with HIP Housing by filling out their inquiry or by calling (650) 348-6660

TinyURL.com/ADUMatchProgram

