

ACCESSORY DWELLING UNITS IN ATHERTON

COMMUNITY WORKSHOP

MAY 20, 2024

AGENDA

1. ADU Overview
2. ADUs in Atherton
3. Build Your Own ADU – Next Steps
4. General Q&A
5. Breakout Questions





WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?



- Separate and self-contained
- Same lot as a single-family home, (new or existing)
- Between 500 square-feet (sf) and 1,200 sf
- Two per lot (1 converted, 1 detached)
- Bonus 3rd ADU on lots +2 acres





WHAT IS A JUNIOR ACCESSORY DWELLING UNIT (JADU)?



- Contained entirely within a single-family home (not detached)
- May share a bathroom with main residence
- Same lot as a single-family home, (new or existing)
- 500 square-feet (sf) or less
- One per lot

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



HELP ACHIEVE
THE TOWN'S RHNA

- ✓ 280 new units by 2031
- ✓ 35 new ADU/JADUs per year

BUILDING AN ADU



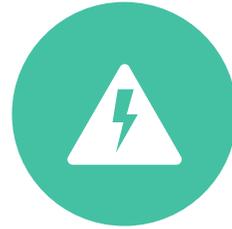
PLANNING

- Do your homework
- What can you build?
- Determine your budget



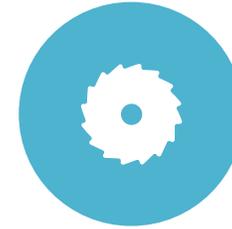
DESIGN

- Build your team
- Initial Design
- Early consultation
- Plan refinement



PERMITTING

- Permit submittals
- Building Planning
- Utilities
- Plan refinement



CONSTRUCTION

- Permit issuance
- Inspections, Final Inspection
- Certificate of Occupancy



MOVE-IN

- Setting rent
- Finding a tenant

ADU REGULATIONS IN ATHERTON

OBJECTIVES:

1. Meet State Law
2. Protect Town's Values
 - Privacy
 - Trees
 - Semi-Rural Nature

KEY INCENTIVE:

Comply with Town's established setbacks

- SETBACKS:
 - State law reduces setbacks to 4 feet at side and rear yard; 0 feet at front
 - Town requires 10-foot setback for detached ADUs and compliance with main building setbacks for JADUs
- BUILDING & PLANNING APPLICATION FEES
 - Not applicable to ADUs that comply with Town's setback requirements
- PRIVACY, SCREENING & LANDSCAPING
 - Requires solid 8-foot tall fencing to screen ADUs within Town's setback areas or when located above a detached accessory garage.
- BONUS ADU
 - Bonus detached ADU permitted on lots +2acres, if compliant with Town's setbacks and agree to affordability requirements.

ADU REGULATIONS IN ATHERTON

Other requirements
to consider when
planning your
ADU/JADU.

- ENTRANCE REQUIREMENTS:
 - Both ADUs and JADUs require a separate entrance. Where feasible, the entrance should face the side or rear yard.
- HEIGHT LIMITS:
 - 16 feet for detached ADU
 - 18 feet for detached ADU, if meets transit conditions
 - 25 feet for ADU above a detached garage, subject to setback, landscaping and fencing conditions
 - 25 feet for ADU attached to single family residence
 - Limited to two stories
- TREE PROTECTION ZONES:
 - Not applicable to ADUs up to 800 sf or JADUs up to 500 sf (unless State law changes)
 - Administrative TPZ process for ADUs greater than 800 sf for a distance of 6x
- PARKING:
 - ADUs may require designation of a parking space

BUILD YOUR OWN ADU - NEXT STEPS

- Chat with us after this presentation!
- Visit Atherton's ADU Resource Center:
<https://ci.atherton.ca.us/651/Accessory-Dwelling-UnitsADU>
- Contact Planning for specific questions about requirements or the permit process
planningdept@ci.atherton.ca.us
(650) 752-0500
- Visit Atherton's Planning Department: Tues. & Thurs. from 8AM to 11AM and 1PM to 4PM



ACCESSORY DWELLING UNITS IN ATHERTON

QUESTIONS & ANSWERS