



# ACCESSORY DWELLING UNIT INFO SHEET

Hours: Monday, Tuesday, Thursday 8 am–4 pm and Wednesday 8 am–3 pm

**CITY OF SAN LEANDRO**  
Community Development Department  
835 East 14th Street  
San Leandro, CA 94577

Email [planner@sanleandro.org](mailto:planner@sanleandro.org)  
Leave a Message (510) 577-3325

### General Information

An Accessory Dwelling Unit (ADU) is an attached or detached residential dwelling unit that contains permanent places for living, sleeping, and cooking. The minimum size of an ADU is 150 square feet.

A Junior Accessory Dwelling Unit (JADU) is a unit that is contained within the habitable floor area of a single-family residence. It may share a bathroom with the primary residence.

Short-term rentals of 30 days or less are prohibited. Owner-occupancy is not required in the ADU, JADU, or primary residence. The unit shall not be sold separately from the primary unit(s).

### Application Process

ADU applications are subject to ministerial building permit review. However, if an application is submitted with an application that requires discretionary review, a building permit shall not be issued for the ADU or JADU until the discretionary approval(s) have first been granted.

ADU Zoning Code [§2.04.388 >](#)

California Government Code:  
[§65852.2](#), [§65852.22](#)

Type	SINGLE-FAMILY USE		TWO-FAMILY OR MULTI-FAMILY USE	
	JADU	ADU	Repurposed ADU	Detached ADU
<b>Impact Fees</b>	None	Varies. See back side.		
<b>Max. # Permitted per Parcel</b>	1	1	25% of the # of dwelling units, round to nearest whole number	2
<b>Max Unit Size (sq ft)</b>	500	The greater of: <input type="checkbox"/> 800 <input type="checkbox"/> 850 for studio or 1 br, or 1,000 for 2+ br, <i>subject to limits*</i> <input type="checkbox"/> 50% of the total floor area of the primary dwelling, not to exceed 1,200, <i>subject to limits*</i>	1,200	The greater of: <input type="checkbox"/> 800 <input type="checkbox"/> 850 for studio or 1 br, or 1,000 for 2+ br, <i>subject to limits*</i>
<b>Min. Front &amp; Corner Side Setback (ft)</b>	Established by zoning district			
<b>Min. Side Setbacks (ft)</b>	n/a	New Construction: 4	n/a	New Construction: 4
<b>Min. Rear Setback (ft)</b>	n/a	New Construction: 4	n/a	New Construction: 4
<b>Min. Bldg Separation (ft)</b>	n/a	New Construction: 5	n/a	New Construction: 5
<b>Max Height (ft)</b>	Same as existing structure	<input type="checkbox"/> Repurposed: Same as existing structure <input type="checkbox"/> New Construction Detached from primary dwelling: 16 <input type="checkbox"/> New Construction Attached to primary dwelling: By zoning district	Same as existing structure	New Construction: 16
<b>Entrance</b>	Independent entrance required			
<b>Kitchen</b>	Fridge + Cabinets + Counters	Full kitchen: Fridge + Stove (220-Volt or gas) + Counters		
<b>Parking</b>	No parking required for ADU / JADU. Replacement parking not required when a parking structure is repurposed as an ADU.			
<b>Design Standards</b>	n/a	Same roof and exterior wall material, colors, trim, roof pitch. Repurposed garages shall replace garage doors with the same exterior wall material, building color, and door and window trim as primary dwelling.	n/a	
<b>Balconies/Decks</b>	Balconies, upper-story decks, rooftop terraces prohibited			

\* Subject to the maximum lot coverage, floor area ratio (FAR), and minimum open space requirements established by the zoning district in which the property is located. **(See back!)**



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Zoning District	Max. Lot Coverage	Max. Floor Area Ratio (FAR)	Min. Open Space	Max. Height
RS	50%	<input type="checkbox"/> <b>Lot &lt;5,000 sf:</b> 50% + 450 sf if a garage exists; max = 2,500 sf <input type="checkbox"/> <b>Lot 5,001-8,000 sf:</b> 50% + 500 sf if a garage exists; Max = 4,000 sf <input type="checkbox"/> <b>Lot &gt;8,000 sf:</b> 50% for first 5,000 sf, then 30% for area > 5,000-10,000 sf, then 10% for area > 10,000 sf; + 500 sf if 2-car garage exists or 750 sf if 3 or more car garage exists.	<input type="checkbox"/> Min. 50% of required front setback area. <input type="checkbox"/> Min. 50% of each required interior side yard and rear yard shall be planting area. <input type="checkbox"/> Multi-Family: 200 sf per unit	30'†
RS-40	30'†			
RS-VP	18'†			
RD	30'‡			
RO	33-1/3%	Not Applicable	<input type="checkbox"/> Min. 50% of required interior side and rear yard shall be planting. <input type="checkbox"/> Multi-family: 200 sf per unit	30'†, 16' if in rear 20'
RM-3000	50%			40'‡
RM-2500	60%			45'‡
RM-2000	60%			50'‡
RM-1800	70%			50'‡
CN	50%	0.5	200 sf per unit	50'‡
CC	50%	1.0	200 sf per unit	50'‡
DA-1	100%	3.5	60 sf per unit	75'‡
DA-2	100%	<input type="checkbox"/> Residential or Mixed Use: 1.5 <input type="checkbox"/> Transit-Oriented Mixed Use: 4.0 <input type="checkbox"/> Downtown Mixed Use: 3.5	60 sf per unit	50'‡
DA-3	100%	<input type="checkbox"/> 3.5 <input type="checkbox"/> Transit-Oriented Mixed Use: 4.0	60 sf per unit	50'‡
DA-4, DA-6	100%	<input type="checkbox"/> 4.0 <input type="checkbox"/> Adjacent to BART: 5.0	60 sf per unit	60', 75'‡
NA-1, NA-2	100%	<input type="checkbox"/> Residential or Mixed Use: 1.5	200 sf per unit	50'‡
P	50%	<input type="checkbox"/> 0.5 <input type="checkbox"/> Downtown Mixed Use: 3.5	200 sf per unit	30'‡
SA-1, SA-2, SA-3	100%	<input type="checkbox"/> Residential or Mixed Use: 1.5	60 sf per unit	50'‡
IT	75%	1.0	5% of the lot	35'***

† Residential Site Plan Review ([§2.04.408](#)) required for 2nd- or 3rd-story development, or livable area > 4,000 sf for any single structure in RS, RS-40, or RS-VP or > 6,000 sf cumulative for the entire site in RO.

‡ Site Plan Review ([§5.12.104](#)) required for upper story development  
 \*\*\* 25' max height if within 100' of an R District building ([§2.12.312](#))

[Residential Site Plan Review Info Sheet >](#)

## IMPACT FEES >

Certain ADUs must pay development impact fees prior to issuance of building permit. These fees are subject to change on **July 1, 2021**. Other service fees may apply. *For two- or multi-family ADUs*, please contact departments directly for information.

San Leandro Wastewater (510) 577-3434 Oro Loma Sanitary District (510) 276-4700 Engineering Department (510) 577-3428	Single-Family ADU less than 750 sf			Single-Family ADU greater than or equal to 750 sf		
	Repurposed (Up to 150 sf expansion)	Detached New	Attached New	Repurposed (Up to 150 sf expansion)	Detached New	Attached New
SL Wastewater Connection (per unit)	\$0.00(a)	\$3,270	\$3,270	\$0.00(a)	\$3,327.00	\$3,327.00
Engineering Street Improvements (per unit)	\$0.00	\$0.00	\$0.00	\$764.79(b)	\$764.79(b)	\$764.79(b)
Engineering Park Facilities Development (per unit)	\$0.00	\$0.00	\$0.00	\$7,588.00(c)	\$7,588.00(c)	\$7,588.00(c)
Engineering Marina/I-880, where applicable (per unit)	\$0.00	\$0.00	\$0.00	\$260.51(d)	\$260.51(d)	\$260.51(d)
San Leandro Unified (Per sf) - (510) 667-3506	\$0.00	\$0.00	\$0.00	\$4.08(e)	\$4.08(e)	\$4.08(e)
San Lorenzo Unified (Per sf) - (510) 317-4641	\$0.00	\$0.00	\$0.00	\$4.08(e)	\$4.08(e)	\$4.08(e)

(a) A separate connection is not required. If a property owner voluntarily chooses to have a separate utility connection for an ADU, the City will charge a \$3,327.00 connection fee. Wastewater Monthly User Charge of \$27.40 per unit regardless of ADU size.

(b) Lesser of: \$764.79 or (Proposed ADU sq. ft. ÷ Primary Dwelling sq. ft.) x \$1,532.64 Single-Family Fees = \$ \_\_\_\_\_

(c) Lesser of: \$7,588.00 or (Proposed ADU sq. ft. ÷ Primary Dwelling sq. ft.) x \$20,031.00 Single-Family Fees = \$ \_\_\_\_\_

(d) Lesser of: \$260.51 or (Proposed ADU sq. ft. ÷ Primary Dwelling sq. ft.) x \$770.90 Single-Family Fees = \$ \_\_\_\_\_

(e) Lesser of: (Proposed ADU sq. ft. ÷ Primary Dwelling sq. ft.) x (\$4.08 x Primary sq. ft.) = \$ \_\_\_\_\_ or \$4.08 x Primary Dwelling sq. ft. = \$ \_\_\_\_\_

[Property Lookup Map >](#)