

City of Belvedere Accessory Dwelling Unit (ADU) Standards

STANDARDS	
Zones allowed	All residential and mixed-use zones with limited exceptions
Min / Max ADU size	<p>Minimum: 150 square feet</p> <p>Maximum: 850 square feet for studio/one bedroom 1000 square feet for more than one bedroom</p> <p>JADUs Maximum: 500 square feet</p>
Lot size	None
Lot or location restrictions	Lot Coverage: can be considered if ADU is more than 800 square feet
ADU building height	Up to 16 feet and one story. If 50% or more of ADU is above an existing garage, the total combined structure up to 25 feet.
Setbacks	None for conversions of existing living area or structure. 4-foot front and rear setbacks for new construction per State law. Side and rear setbacks must meet fire safety requirements determined by the Building and/or Fire Department.
Parking requirements	One parking space per ADU unless 1) within ½ mile of transit, historic district or car share, or 2) created by converting or demolishing garage or carport, then none required. Tandem parking and parking in setbacks are both allowed.
Deed or income restrictions	A deed restriction must include that ADU or JADU shall not be sold separate from primary dwelling unit, and may not be rented for 30 days or less
Amount of ADUs/Bedrooms	One ADU and one JADU allowed on each single-family property. Also allowed on multifamily properties under State law.
Owner occupancy	Not required for ADU or primary residence. Required for JADU.
Other requirements	<ul style="list-style-type: none"> • Adjoining Openings: Any new windows or doors that face an adjoining property need to use materials or landscaping to ensure privacy • Exterior Lighting: must be low watt, shielded and directed downward • Fire Sprinklers: Needed if required for primary residence • Materials and Design: same as the primary dwelling unit • Skylights cannot be white or light opaque if visible by other locations • Will not be approved if alter or impact the historic significance of a historic register property
Sample fees from recently built projects*	<ul style="list-style-type: none"> • ADU Valuation: \$60,000 • Total Fees: \$3,316
Process	Complete applications reviewed by City within 60 days per State law
Exceptions	Applicants can request exceptions through a Conditional Use Permit if for ADUs that do not exceed 1200 square feet
Contact Information	Irene Borba, Director of Planning & Building, iborba@cityofbelvedere.org Rebecca Markwick, Associate Planner rmarkwick@cityofbelvedere.org
Website	http://www.cityofbelvedere.org/
ADU Ordinance	https://www.cityofbelvedere.org/DocumentCenter/View/6809/2019-11?bidId=