

Additional Requirements:

- a. The second dwelling unit shall be architecturally compatible with the main dwelling unit.
- b. Design techniques shall be used to lessen privacy impacts onto adjacent properties
- c. No detached second unit structure shall exceed 25 feet in height.
- d. A permanent foundation shall be required for all second dwelling units.
- e. A single-family dwelling must exist on the lot.
- f. A maximum of one second dwelling unit shall be permitted on any lot.

Second dwelling units are not “accessory uses” as defined in Section 12.80.015 nor are they “excess housekeeping units” as defined in Section 12.92.030 of the San Bruno Zoning Ordinance.

Planning Division

For submittal requirements,
contact the Planning Division at
(650) 616 7074

or

planning@sanbruno.ca.gov

Second Dwelling Units



Regulations



City of San Bruno

**Community Development
Department**

Planning Division

567 El Camino Real
San Bruno, CA 94066
Phone (650) 616-7074

www.sanbruno.ca.gov

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Second Dwelling Units

A second dwelling unit is a separate, complete housing unit with a kitchen, living, eating, sleeping, and bathroom facilities located on the same parcel as a legal single-family residence.

Development Standards

A second dwelling unit will only be approved if it complies with the following requirements:

Setbacks: second dwelling units must comply with the setbacks for the main dwelling unit, based on the zoning district in which it is located. A detached second dwelling unit be located at least 6 feet from the main building.

Other zoning district standards: all other development regulations for the district in which the second unit is located shall apply. San Bruno Zoning Ordinance Chapter 12.200, which regulates lot coverage, floor area, and parking requirements, applies to second unit projects.

Off-Street Parking: the second dwelling unit shall provide one more off-street parking space than required for a single-family dwelling. This additional parking space may be uncovered and may be located adjacent to the required driveway in some circumstances. The off-street parking for the second unit shall not be a tandem space.

Occupancy

The property owner must occupy either the main dwelling unit or second dwelling unit as his/her principal residence. A Declaration of Deed Restriction will be required to ensure that the property owner resides on the property.



Unit Size:

- a. Second dwelling units are limited to one bedroom and the total gross floor area of the unit is limited to 640 square feet maximum and 150 square feet minimum.
- b. Internal Conversion: A second dwelling unit created by the internal conversion of an existing single family dwelling shall not occupy more than 40 percent of the total habitable floor area of the building, including any proposed addition, but excluding the garage area.

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