



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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### SECONDARY DWELLING UNITS

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#### Zoning Ordinance Excerpt – Chapter 16.79

##### Sections:

- 16.79.010 Purpose.
- 16.79.020 Permitted use.
- 16.79.030 Conditional use.
- 16.79.040 Development regulations.

**16.79.010 Purpose.** The purpose of this chapter is to set forth criteria and regulations to control the development of secondary dwelling units within the single-family residential zoning districts.

**16.79.020 Permitted use.** A secondary dwelling unit developed within the main dwelling or structurally attached to the main dwelling as defined in Section 16.04.145 Buildings, structurally attached, is permitted in a single-family residential zoning district, subject to the provisions set forth in Section 16.79.040.

**16.79.030 Conditional use.** A secondary dwelling unit that is detached from the main dwelling is permitted in a single-family zoning district subject to obtaining a use permit in accordance with Chapter 16.82 Permits and subject to the provisions set forth in Section 16.79.040.

**16.79.040 Development regulations.** Development regulations for a secondary dwelling unit are as follows:

- (1) Minimum lot area: 7,000 square feet;
- (2) Density: No more than one (1) secondary dwelling unit may be allowed on any one (1) lot;
- (3) Subdivision: A lot having a secondary dwelling unit may not be subdivided in a manner that would allow for the main dwelling and secondary dwelling unit to be located on separate lots or that would result in a lot of less than 7,000 square feet of area or less width and/or depth than required by the single-family zoning district in which the lot is located;
- (4) Minimum yards:
  - (a) Structurally attached secondary dwelling units: Secondary dwelling units developed within the main dwelling or structurally attached to the main dwelling as defined in Section 16.04.145 Buildings, structurally attached, shall comply with all minimum yard requirements for the main dwelling established by the single-family zoning district in which the lot is located;
  - (b) Detached secondary dwelling units: Detached secondary dwelling units shall comply with all minimum yard requirements for the main dwelling established by the single-

- family zoning district in which the lot is located, with the exception that the minimum rear yard is 10 feet;
- (5) Unit size:
    - (a) The habitable square footage of all levels of the secondary dwelling unit shall not exceed five percent of the lot area or 640 square feet, whichever is less;
    - (b) Secondary dwelling units shall be limited to studio or one-bedroom units;
  - (6) Height: The maximum wall height of a detached secondary dwelling unit is nine (9) feet and the maximum total height is 14 feet;
  - (7) Parking: One (1) covered or uncovered off-street parking space that may be provided in the following configurations and areas in addition to the areas allowed for the main dwelling:
    - (a) In tandem, meaning one car located directly behind another car;
    - (b) Within minimum required yards subject to obtaining a use permit in accordance with Chapter 16.82 Permits.
  - (8) Consistency: All secondary dwelling units shall comply with all applicable development regulations for the single-family zoning district in which the lot is located and building code requirements set forth in Title 12 Building and Construction of the Municipal Code unless otherwise provided for in this section;
  - (9) Aesthetics: The secondary dwelling unit shall have colors, materials, textures and architecture similar to the main dwelling;
  - (10) Tenancy: Either the main dwelling or the secondary dwelling unit shall be occupied by the property owner.

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