



Guide to Accessory Dwelling Units in Cupertino

		Attached to Principal Dwelling Unit		Detached ADU
		Conversion of portions of existing structures to an accessory dwelling unit	New addition to existing accessory dwelling unit and new accessory dwelling unit	
Permitted Zoning Districts		R-1, RHS, A and A-1		
Minimum Lot Area		None		
Minimum ADU Size		150 s.f.		
Maximum ADU Size		10% of the net lot area, up to a maximum of 1,000 s.f., or 50 percent of the existing living space of the principal dwelling unit, whichever is more restrictive.		
Maximum ADU Height		Must be located within existing residence or structure	Limited to first floor	20 feet (limited to one story)
Minimum ADU Setbacks		None, except as required for fire safety	Same as main residence (underlying base district)	Dependent on height entire wall plane nearest the property line, including roof, eaves, and any portion of the foundation visible above the adjoining finished grade. No closer than 3 feet to rear/side property line and 20 feet from the front property line (30 feet in A Zones). Minimum setback from principal dwelling 5 feet (measured between the eaves)
Second-story ADU		Is a conversion of existing second story portions of the principal dwelling unit and complies with applicable landscape requirements to adjoining dwellings consistent with Section 19.28.120		Not allowed
Lot Coverage		None, must be located within existing residence or structure	Same as residence (underlying district)	Same as residence (underlying district) but restricted to no more than 30% of the useable rear yard area
Floor Area		None, must be located within existing residence or structure	Same as residence (underlying district)	
Parking	Parking for ADU	None	One additional off-street parking space shall be provided, if the principal dwelling unit has less than the minimum off-street parking spaces for the applicable residential zoning district in which it is located: a. Is within one-half (1/2) mile of a public transit stop; or b. Located in an architecturally and historically significant historic district; or c. Occupant of the ADU is not allowed/ offered a required on-street parking permit; or d. Located within one block of a car share vehicle pick-up location.	
	Replacement parking spaces when new parking converted for ADU	a. Replacement spaces must be provided for the principal dwelling unit to meet the minimum off-street parking spaces for the applicable residential zoning district b. Replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including but not limited to covered spaces, uncovered spaces, and tandem spaces or by use of mechanical automobile parking lifts. c. Any replacement parking spaces provided must comply with the development regulations for the applicable zoning district in which it is located.		
Entryways		Independent exterior access, however, where second-story accessory dwelling units are allowed, entry shall not be provided by an exterior staircase. All access to accessory dwelling units shall be screened from a public street.		