

	Occupancy	Parking	Minimum Lot Size (Square Feet)		Maximum 2nd Unit Size (Square Feet)		Design Review	Conditional Use Permit
<b>State Law</b>	<p><i>Ordinances can require owner to occupy one of the units</i></p> <p><i>Case law precludes limiting 2nd unit occupation by family members, the disabled, or the elderly</i></p>	<p><i>Ordinances can require only one per unit or bedroom</i></p>	<b>Attached</b>		<i>Attached: 30% of the main dwelling</i>		<p><i>Ordinances can require the 2nd unit to meet applicable height, setback, architectural &amp; site plan review requirements &amp; local building codes for detached dwellings</i></p>	<p><i>The new ministerial process prohibits requiring conditional use permits for 2nd units</i></p>
<b>East Palo Alto</b>	<p>Either main or 2nd shall be principal residence of the property owner</p> <p>3 ppl max, unless otherwise approved</p>	<p>1 uncovered parking/unit</p>	5500	7500	<p>700 (living space, not including garage)</p> <p>Unit size may be increased by 1 sq ft for each 10 sq ft of site area in excess of 6500 sq ft, up to a max size of 1000 sq ft of living space</p>	<p>Detached: 1,200</p>	<p>Consistent with state law</p>	<p>No restrictions</p>
<b>Redwood City</b>	<p>Main must be occupied by property owner</p>	<p>At least 3 spaces for both dwellings</p>	No restrictions		640	<p>Maximum 1 bedroom</p>	<p>Architectural permit required if 2nd unit has 2nd story</p>	<p>No restrictions</p>
<b>Mountain View</b>	<p>No restrictions</p>	<p>1 space/bedroom, covered or not</p> <p>Shared: driveway, garage or carport can be shared with main if 2nd unit has direct or shared access to the space(s)</p>	<p>Range: 8,100-13,500</p> <p>Rule: 35% larger than required for zone</p>		<p>700 (200 for garage)</p> <p>As long as total floor area doesn't exceed maximums in Section 36.10.25</p> <p>Attached: basement, ground, or above garage with no internal access to main</p> <p>Rear: half for detached and above a detached garage</p>	<p>Consistent with state law</p>	<p>Consistent with state law</p>	<p>No restrictions</p>
<b>Menlo Park</b>	<p>Either main or 2nd must be occupied by property owner when both are occupied as dwellings</p> <p>– Exception: non-tenancy registration (w/fee) or use permit</p>	<p>1 covered or uncovered space</p>	6000		<p>640 (700 allowed for disability access)</p> <p>Minimum rear yard is 10 ft</p> <p>– Exception: interior side &amp; rear yards may be reduced to 5 with neighbors' approval</p>	<p>640 (700 allowed for disability access)</p> <p>Maximum 1 bed/bath</p>	<p>Consistent with state law</p>	<p>No restrictions</p>

<b>Palo Alto</b>	No restrictions	Main (R-1): 2 spaces, at least one covered  2nd unit: 2 spaces, at least one covered – Located out of required front setbacks & not closer than 10 ft from street in a street side setback	Range: 8,100-27,000  Rule: the greater of (a) 35% greater than otherwise established for the district or (b) 8100+	900 (including basement & covered parking)	450 (including basement & covered parking)	Consistent with state law  No restrictions
			Conversion of existing floor space or integral addition to a single-family structure: – 130% or 13,000 in R1-10 – 100% for R1-20, R1-H, & R1-40 zones	800 (not including basement or covered parking) – Exception: 2nd unit sizes exceeding 800 may be considered within a structure that existed before 3/1/95 and subject to required findings in Section 14.14.030	Consistent with state law  No restrictions	
<b>Los Altos</b>	Either main or 2nd unit shall be the principal residence of at least 50% of record owners  2nd unit must be affordable for a low-income household – Exception: if owner lives in 2nd, then main can be rented at market rate – Exception: immediate family  Maximum 2 people in 2nd unit	1 space/bedroom, covered or not  Shared: driveway, garage or carport can be shared with main if 2nd unit has direct or shared access to the space(s)	The greater of (1) 150% of the lot area of the zone or (2) 15,000	1000		Consistent with state law  No restrictions
			1 acre (43,560)	1200 (The first 1200 is excluded from maximum floor area calculations, except that the exclusion shall not exceed 10% of the allowed floor area for lot)	Planning fee for design review	
<b>Los Altos Hills</b>	No restrictions	1 space/unit (in addition to the 4 spaces required for the main)	1000		Consistent with state law	No restrictions
<b>Atherton</b>	Either main or 2nd, or both, must be occupied by property owner	1 space/bedroom – Accessible from public street & screened from public view	No restrictions	1200 (The first 1200 is excluded from maximum floor area calculations, except that the exclusion shall not exceed 10% of the allowed floor area for lot)		No restrictions