

lot size	Maximum Allowed FAR	Suppose Existing House	Maximum State Limit on ADU 50% existing house	Maximum City Allowable House Add-on		Maximum City Allowable ADU 800		Maximum City Allowable ADU 1200		side yard setback	backyard setback
					AFTER Add-on	max ADU 800	AFTER, case 800	max ADU 1200	AFTER, case 1200		
10,000 (R1-10)	3,500	2500	1250	1,000	3,500	800	3,300	1,200	3,500	10 feet	25 feet
		3000	1500	500	3,500	500	3,500	500	3500	"	"
11,000 (R1-10)	3,850	2500	1250	1,350	3,850	800	3300	1200	3700	10 feet	25 feet
		3000	1500	850	3,850	800	3800	850	3850	"	"
12,000 (R1-10)	3950	2500	1250	1,450	3,950	800	3300	1200	3700	10 feet	25 feet
		3000	1500	950	3,950	800	3800	950	3950	"	"
13,000 (R1-10)	4050	2500	1250	1,550	4,050	800	3300	1200	3700	10 feet	25 feet
		3000	1500	1,050	4,050	800	3800	1050	4050	"	"
15,000 (R1-10)	4250	2500	1250	1,750	4,250	800	3300	1200	3700	10 feet	25 feet
		3000	1500	1,250	4,250	800	3800	1200	4200	"	"
		4000	2000	250	4,250	250	4250	250	4250	"	"
20,000 (R1-20; half acre lots) (R1-H also half acre lots)	4750	2500	1250	2,250	4,750	800	3300	1200	3700	20-25 feet	35 feet, 50 R1-H
		3000	1500	1,750	4,750	800	3800	1200	4200	"	"
		4000	2000	750	4,750	750	4750	750	4750	"	"
40,000 (R1-40; acre lots)	6750	2500	1250	4,250	6,750	800	3300	1200	3700	30 feet(R1H 50 feet	
		3000	1500	3,750	6,750	800	3800	1200	4200	"	"
		4000	2000	2750	6,750	800	4800	1200	5200	"	"